

--	--

E. Conway
File No: SP15-011783

TO:	CHAIR AND MEMBERS – PLANNING & ENVIRONMENT COMMITTEE
FROM:	GEORGE KOTSIFAS, P.ENG MANAGING DIRECTOR, DEVELOPMENT & COMPLIANCE SERVICES & CHIEF BUILDING OFFICIAL
SUBJECT:	APPLICATION BY: CITY OF LONDON 165 ELMWOOD AVENUE EAST PUBLIC SITE PLAN MEETING MAY 19, 2015

RECOMMENDATION

That on the recommendation of the Manager, Development Services & Planning Liaison, the following actions be taken with respect to the site plan approval application by the City of London relating to the property located at 165 Elmwood Avenue East:

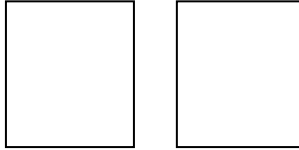
- a) The Planning & Environment Committee **REPORT TO** the Approval Authority the issues, if any, raised at the public meeting with respect to the application for Site Plan approval to permit an expansion to the Normal School and site improvements generally as illustrated on Schedule 'A'; and
- b) Council **ADVISE** the Approval Authority of any issues they may have with respect to the Site Plan application, and whether they support the Site Plan application.

PURPOSE AND EFFECT OF RECOMMENDED ACTION

The purpose of this application is to obtain site plan approval for an addition and other alterations to this property. A public meeting and report to the Site Plan Approval Authority on the issues raised is not a statutory requirement, rather, it is intended to clarify the scope of site improvements proposed in conjunction with the building improvements. The proposal includes restricting vehicle movements to one-way from Marley Place to Wortley Road (east to west), construction of a vehicular egress to Wortley Road, water servicing, sanitary and storm sewer upgrades, removal of the existing guard rail along the south parking lot, improved pedestrian circulation, establishment of a formal parking area, creating an outdoor fenced play area for future tenants, and associated landscaping. Approval of the Site Plan will allow the City to apply for a building permit for these works.

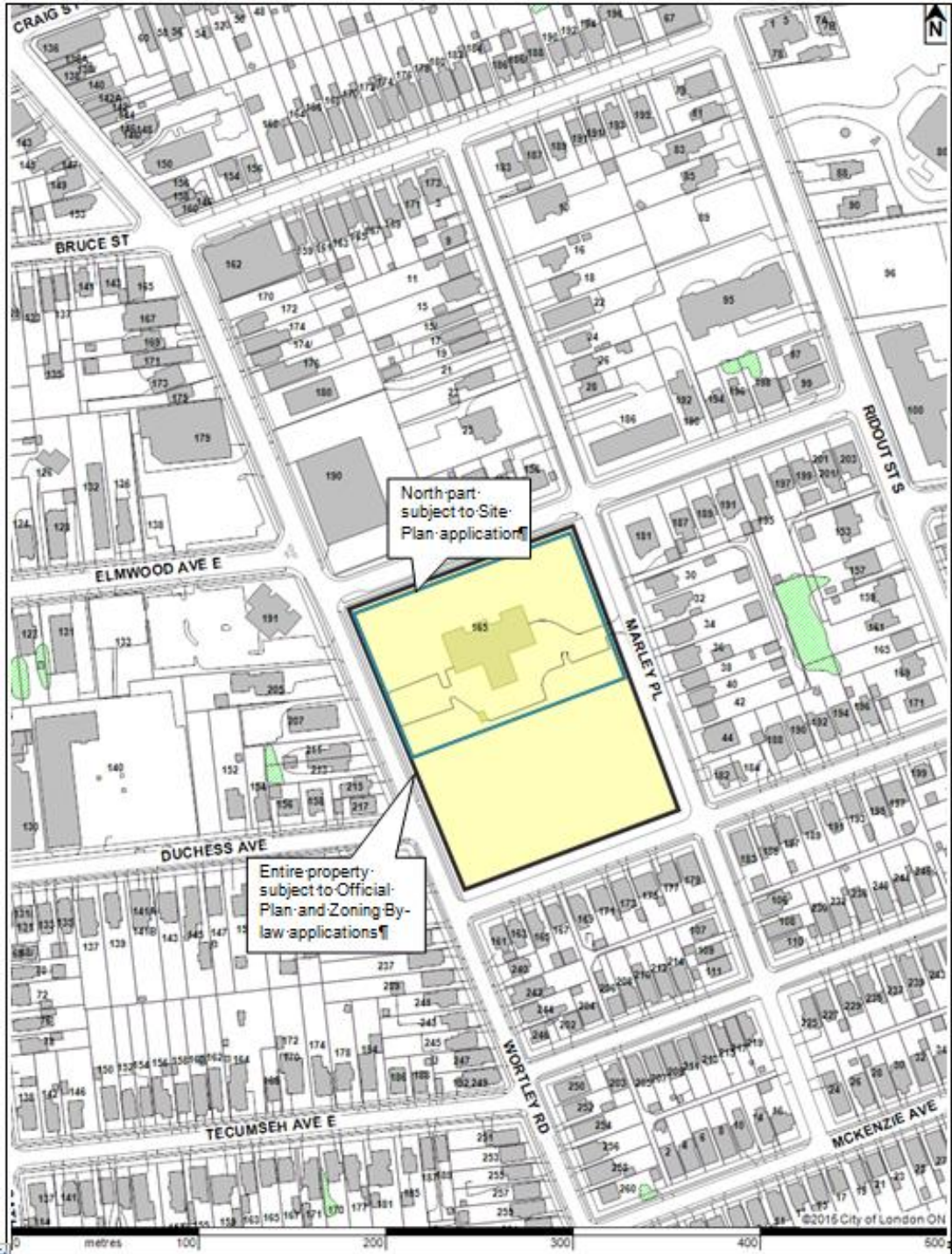
APPLICATION DETAILS

Date Application Accepted: April 8, 2015	Agent: City Of London – John Devito – Manager of Facilities Design and Construction
REQUESTED ACTION: An application for Site Plan Approval to permit a building addition with associated parking, access and servicing works.	

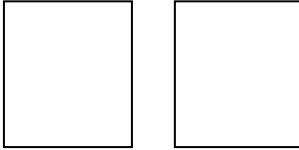


E. Conway
File No: SP15-011783

Location Map

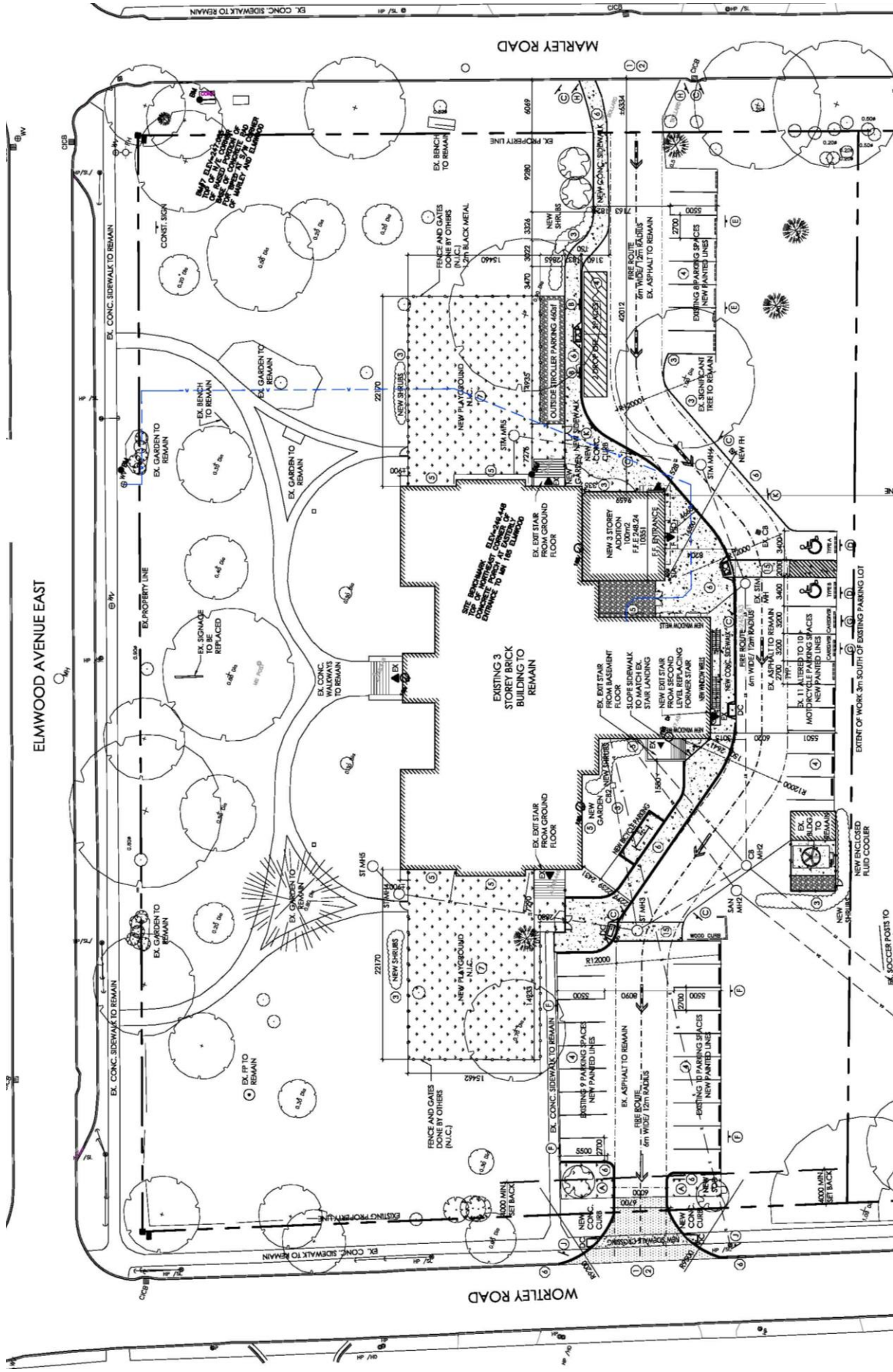


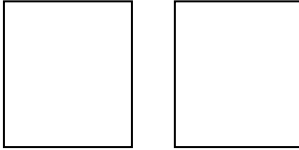
<p>LOCATION MAP</p> <p>Subject Site: 165 Elmwood Ave E Applicant: City of London File Number: OZ-8464/ SP15-011783 Planner: Barb Debbert Landscape Planner: Eric Conway Created By: Barb Debbert Date: 2015-04-21 Scale: 1:2500</p> <p>Corporation of the City of London Prepared By: Planning and Development</p>	<p>LEGEND</p> <ul style="list-style-type: none"> Subject Site Parks Assessment Parcels Buildings Address Numbers
---	---



E. Conway
File No: SP15-011783

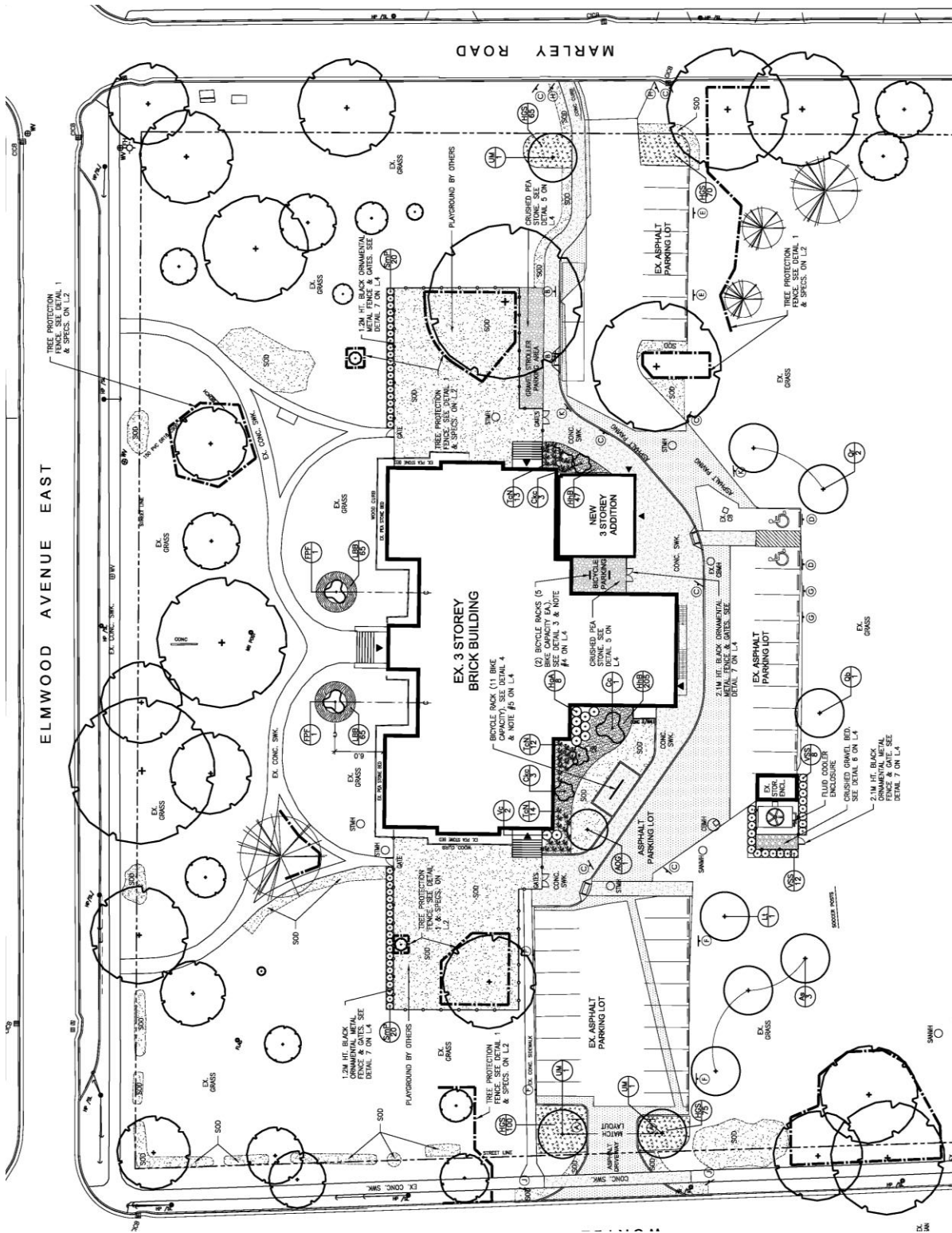
Site Plan

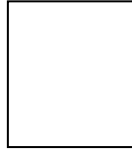




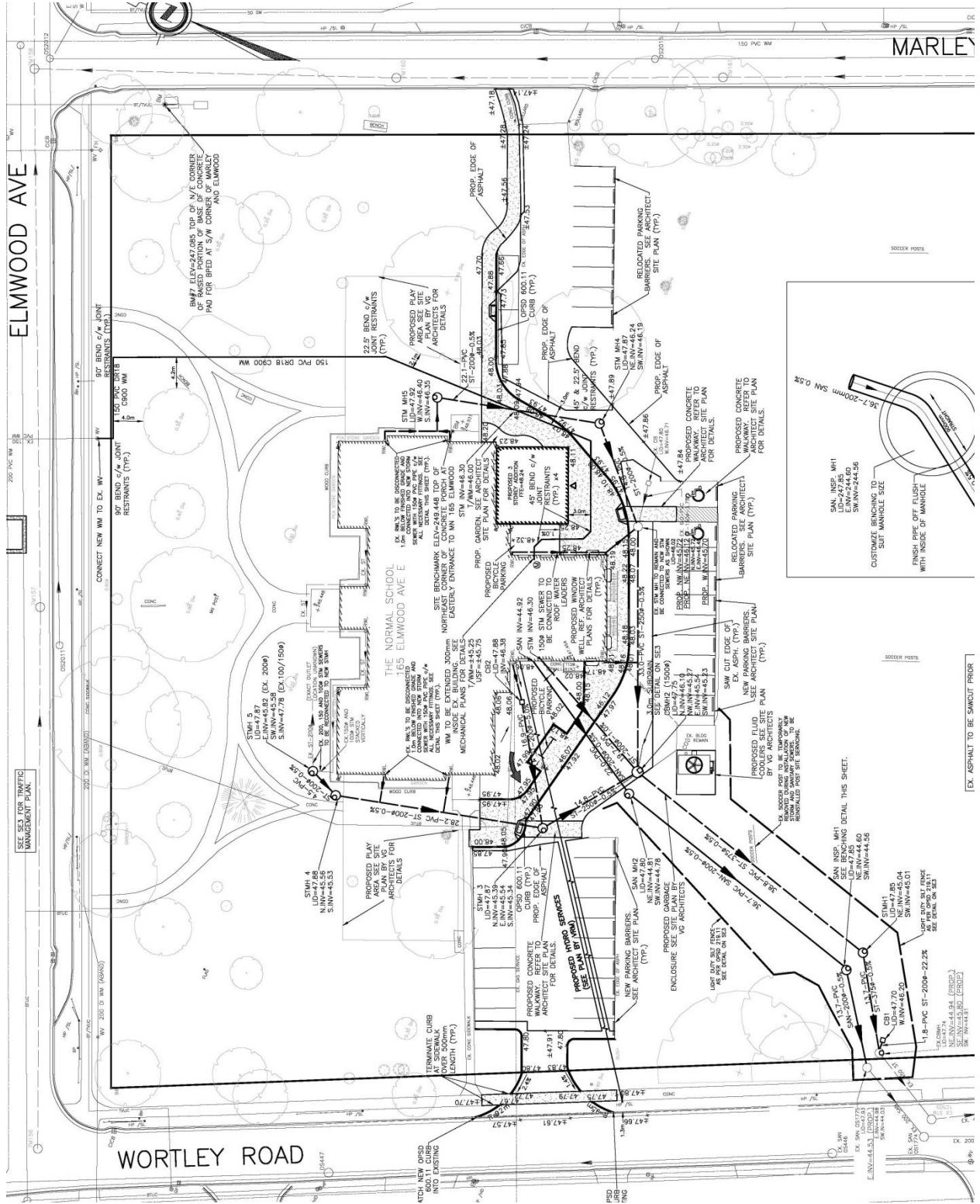
E. Conway
File No: SP15-011783

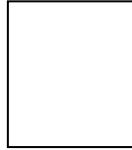
Landscape Plan



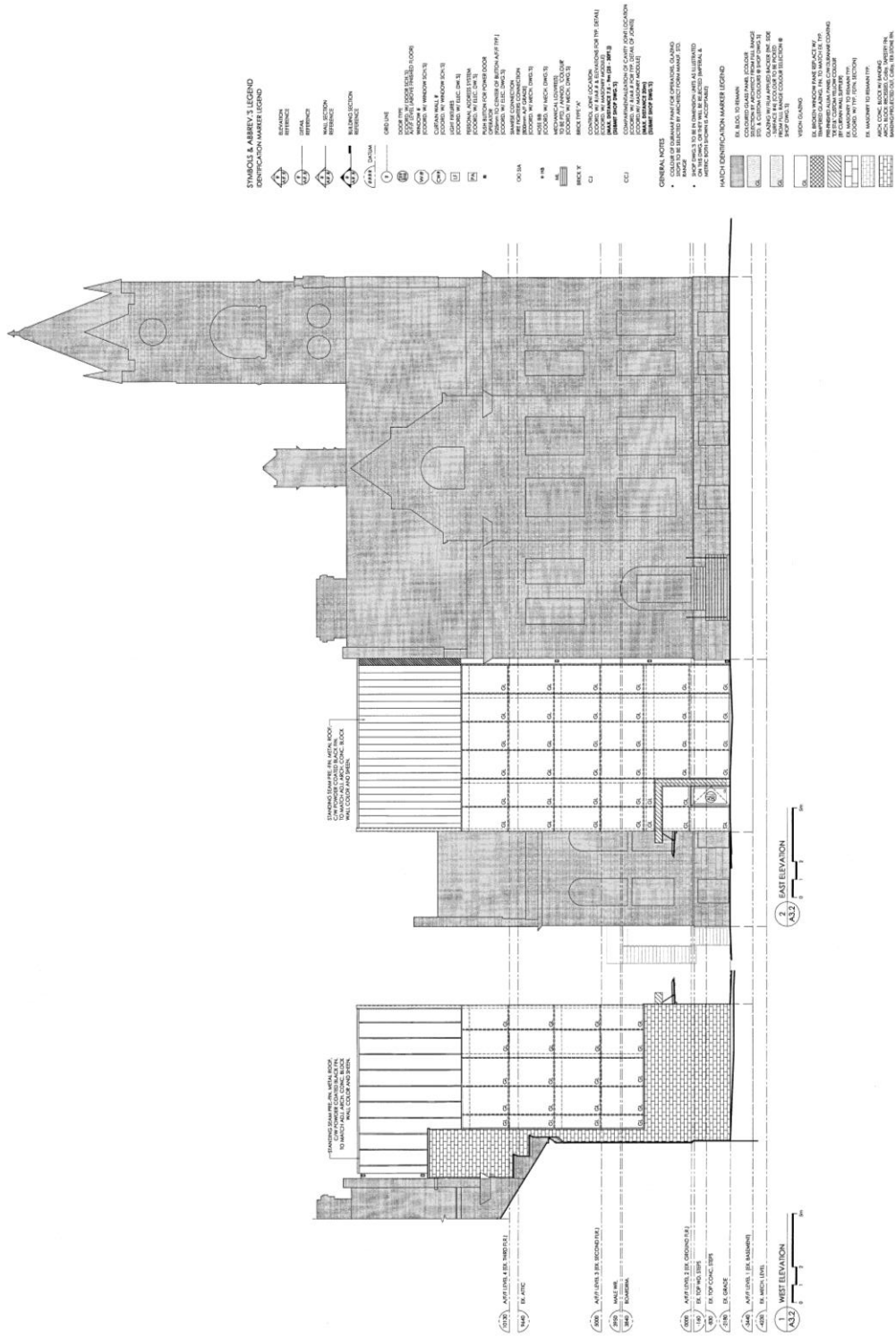


Servicing Plan





Elevations



--	--

SURROUNDING LAND USES:
<ul style="list-style-type: none"> • North - commercial plaza, grocery store, low-rise apartment building, mix of low density housing • South - primarily single detached dwellings and some converted dwellings • East - primarily single detached dwellings and some converted dwellings • West - financial institution, mix of low density housing up to 6 units per building

OFFICIAL PLAN DESIGNATION:
<ul style="list-style-type: none"> • Office Area
EXISTING ZONING:
<ul style="list-style-type: none"> • Heritage/Office (HER/OF) Zone

BACKGROUND

The Ventin Group Architects have been working closely with the City and the YMCA on the required building and site alterations to accommodate the use. In January, 2015, Council approved the Heritage Alteration Permit for the proposed addition to meet Accessibility for Ontarians with Disabilities (AODA) requirements for public buildings and other changes to the property. The Ontario Heritage Trust has also reviewed an alteration request form from The Ventin Group Architects and generally endorsed the proposed alterations but will need to approve the details as they are developed and finalized.

Site Plan Application

The re-use of the Normal School by the YMCA is subject to site plan approval by the City. An application for site plan approval was submitted on April 8, 2015. On April 28, 2015, Council awarded the construction contract for the required works, and approved a 10 year lease agreement with the YMCA, with occupancy to commence June 1, 2016 and programs beginning in July, 2016.

SIGNIFICANT DEPARTMENT/AGENCY COMMENTS

Development Services - Engineering

The following comments and conditions were provided with respect to future site plan approval:

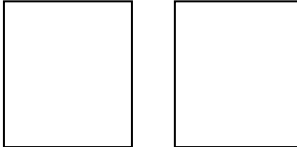
- 6.0m clear throat recommended for proposed access onto Wortley Road
- Utility poles and street lights are a minimum of 1.5m away from proposed access to Wortley Road
- If the on-site vehicle flow is to be one way appropriate signage and pavement markings will be required (one way arrows, no entry signs painted left out/right out)

Urban Design Peer Review Panel

Urban Design Context

The following are relevant comments provided by the Urban Design Peer Review Panel relating to this application:

“The subject block of land is the most significant cultural heritage landscape in the Wortley Village area and one of London’s most significant cultural landscapes. It



E. Conway
File No: SP15-011783

contains the provincially designated heritage building, known as the ‘London Normal School’ and the associated open space known as the ‘Village Green’.

As a cultural landscape, the subject block should be considered as a whole. That means each element has significance but should be considered in relation to the greater whole.

- The proposed site plan fails for the following reasons:
 - it is divorced from consideration of the site as a whole;
 - it does not reflect an understanding of the importance of the building architecturally and culturally;
 - it does not reflect an understanding of the way the site is and will be used given its neighbourhood context and public use;
 - it does not reflect best practices in the design of site elements related to pedestrian and vehicular circulation, parking, loading and servicing, universal accessibility, landscaping and children’s play; and
 - it does not reflect adequate consideration of existing trees and plants.

Site Planning

That the Normal School block is a cultural landscape means changes to the existing condition have to be in keeping with the character of the site as defined by its primary features; in this case the building and associated historic landscape elements such as the trees and symmetrical path system. The existing asphalt area south of the east and west wing entrances has little cultural importance. The area is reflective of functional and economic considerations in providing for parking, circulation and limited maintenance at the building face.

The City’s ownership of the site and the use of the building by the YMCA and the green as a city park, represent an opportunity to rectify existing site deficiencies while establishing a premiere public facility.

The proposed building addition establishes a new main entrance. The existing main entrance is to be symbolic and serve non-day-to-day functions. That changes the orientation of the building from one that addresses Elmwood Avenue to one that addresses a poorly designed parking lot. It suggests an orientation to and favouring of vehicle use rather than maintenance of its current pedestrian orientation. The new main entrance also turns its back on the village core. While the new entrance does face the ‘green’ or park space, the design does not acknowledge the importance of that.

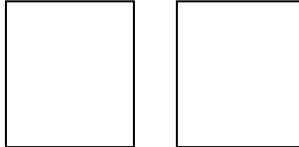
The proposed 1.3 m walkway width associated with the new entrance does not meet a minimum 1.8 m width accessibility standard. Numerous pinch points at building walls and parking lot curbs make for an unsafe and unpleasant situation.

The landing around the new main entrance could be expanded beyond a minimum 1.8 metres to 2.5 metres to function adequately as a building entrance to a universally accessible community building, especially adjacent to a vehicle driveway.

The building requires a more substantial separation from vehicle function than is provided because of its scale, the scale of the green, historic precedent and to accommodate pedestrian circulation, planting and a drain strip at the building walls while also contributing to a sense of arrival in keeping with the building’s importance, function and proximity to the green.

The proposed bicycle parking area is a good idea though it could be covered.

The existing symmetrical walkway system from Elmwood should be maintained, however, the east and west, north-south sections parallel to the building have been interrupted by proposed playgrounds. Those fenced and gated playgrounds will be open to the public when not in use for YMCA programs allowing passage through the



E. Conway
File No: SP15-011783

playground to the east-west walkway connecting to the new main entrance. When the playgrounds are in use, however, there would be no north to south access to the new entrance from the existing walkways.

A reconsideration of the pedestrian movement through the site both as it exists and as desired is called for.

For example, a walkway could be provided around the playgrounds or the playgrounds could be disconnected from the building allowing for the continuation of the existing north-south walkways to the proposed east-west walkway and thus the new main entrance.

As well, a pedestrian connection from the new main entrance block to the green and a possible link between Wortley Road and Marley Place on the south side of the mid-block road would be well-considered.

Any pedestrian crossing of a roadway should be perpendicular to the roadway.

No detail of the playgrounds was provided so we can only encourage city and YMCA staff to be aware of contemporary playground design related more to landscape and naturalized facilities rather than standardized playground equipment.

Because the playgrounds will be open to the public outside YMCA programmed use, particular attention should be paid to creating space conducive to teen use and not just younger children given the public nature of the place.

Consider seating and shade given their importance in relation to playgrounds to facilitate unobtrusive, comfortable supervision/observation.

One playground area on the west side of the building to accommodate the required use may be a more appropriate site response than two separate ones regardless of where in the building children may be accommodated. This has implications for and supports the necessity for a better pedestrian system.

Further to this, a playground could be associated with a public square at the corner of Wortley Road and Elmwood Avenue. Such a square would animate the key village intersection by providing much needed public social space. It could incorporate the existing flagpole and trees while also creating a foreground entry space from the public street to the building in keeping with the building's scale, importance, public function and landmark status.

The necessity for the vehicle driveway to serve fire vehicles is understood. In relation to that the required centre-line radius is 12 metres. A 7.5 metre driveway is unnecessary; 6 metres would suffice and result in less asphalt and thus impermeable surface while also contributing to traffic calming and thus safety.

Part of the problem with the proposed site plan seems to be an attempt to stay within the existing asphalt area for parking and the driveway. While that may be expedient economically in one sense, it is short-sighted.

The importance of the building and landscape merits a redesign of the site to best serve its proposed use both as a community building and as a public park. That will cost more in the short-term but result in a better facility over the long term.

For example, it may be that a better design could be achieved if particular trees were not where they are. Mature trees can be moved. Certainly there is cost associated with that but it may be a cost the community is willing to bear if asked and one that a comprehensive site design justifies.

--	--

E. Conway
File No: SP15-011783

The driveway, parking and associated pedestrian function may be better achieved if the system is conceived as a midblock street. A naked street or ‘woonerf’, both of which include parking, could well serve the building and the ‘green’ while also better accommodating some of the neighbourhood events occurring on site annually.

A comprehensive and inclusive planning and design process is required.

Landscape Design

There is no proposed landscape design so the existing building and proposed additions are neither effectively enhanced, nor is there a blending of new, existing and future development and the screening of proposed parking areas from adjacent properties and streets as required by London’s Official Plan - 11.1.1.x Landscaping.

Two sheds are proposed for inclusion in the playgrounds. Given the public nature of the playgrounds and the architectural quality of the Normal School, the ‘sheds’ are ancillary buildings that would need to be architecturally relevant and robust. Such a building could serve a gateway function for a playground.

Sod alone is not an appropriate surface for such a high-use playground.

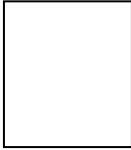
An existing, newly-replanted memorial tree in the west playground area would have to be protected or relocated.

A significant existing tree on the west side of the site adjacent to Wortley Road is shown to have been removed with no explanation.

A comprehensive landscape plan for the whole block is required. Given the proximity of the green and its new status as a city park and the cultural heritage and area of the landscape east, west and north of the building, it would be appropriate to think of the whole block as a public park landscape that contains a beautiful building. That would also justify a more contextually relevant design for the vehicle facilities as noted above.”

Staff Response: While we generally agree with the above comments provided by the Urban Design Peer Review Panel as it relates to the entire property, staff have been requested to look at a redevelopment relating to a small portion of this site. The proposal meets with the City’s Site Plan Control By-law; will meet the Zoning by-law (upon approval); has been vetted through the Ontario Heritage Trust and through our own Community Planning and Design staff and is deemed acceptable. Staff have also worked with the applicant to try and address many of the comments raised by the Panel as it relates to access to playground areas, pedestrian pathways, landscaping, etc. It should be noted that the City will be commencing a separate public engagement process regarding the large open space to the south (commonly referred to as the “Village Green”) in the coming months and many of the above noted issues raised by the Panel will also be considered through that process.

PUBLIC LIAISON:	On April 29, 2015, Notice of Public Meeting for the Official Plan and Zoning By-law amendment, combined with Notice of Application and Notice of Public Meeting for the Site Plan application was sent to 155 property owners in the surrounding area. These notices were also published in The Londoner on April 30, 2015.	One reply
------------------------	---	-----------



E. Conway
File No: SP15-011783

Nature of Liaison:

Consideration of the Site Plan will result in an expansion the existing building in the southeast corner to permit the inclusion of accessible entrances and an elevator shaft for future tenants. The proposal includes a new vehicular access to Wortley Road and limits the access from Marley Place to one-way. Minor site improvements to the existing parking area and immediate area around the building are proposed as well including fenced-in play areas for future tenants.

Responses: clarification on future fencing

ANALYSIS

Is the Proposed Site Plan in conformity with the Official Plan and is it consistent with the Provincial Policy Statement?

The subject lands are designated Office Area in the Official Plan. Office Area permits offices within purpose-designed office buildings, and buildings converted for office use. Secondary uses which may be permitted as accessory to offices include eat-in restaurants; financial institutions; personal services; day care centres; pharmacies; laboratories; and clinics. The proposed Official Plan amendment is to establish a specific policy to permit community centre uses in an Office Area designation in order to provide the flexibility necessary to allow for a broad range of community outreach anticipated by the YMCA as part of their occupancy of the building. The Zoning By-law will regulate the size of uses individually and relative to the total floor area of the building, and may restrict the range of uses permitted on individual sites.

Full municipal services are available to service this site including public transit. Wortley Road and Elmwood Avenue(abutting this site) are classified as secondary collector roads. Marley Place is a local street.

The Provincial Policy Statement encourages building strong communities, the wise use and management of resources and protecting public health and safety. Site improvements proposed will be in accordance with the Official Plan and Zoning By-law(upon their approval) and is consistent with the Provincial Policy Statement.

Proposed Site Plan

The proposed site improvements to accommodate the YMCA are restricted to the parking area immediately south of the building and the areas east and west of the building. The entire site is subject to an easement with the Ontario Heritage Trust (OHT). Excerpt from letter to Mr. Zuidema dated January 19, 2015. The entire letter is attached as Appendix "A"

"The proposed parking area provides improved circulation to the site and additional parking spots as required under the new use for the site. There will also be two playgrounds on either side of the building. These areas need to be fenced for safety reasons and it is our understanding that the material chosen for the fence will allow for maximum visibility of the existing building. It is also our understanding that the open space to the back of the site will be a public park and the playgrounds will be accessible to the general public outside of the business hours of the YMCA childcare centre."

While improvements to the existing parking area are being considered the intention is to preserve the existing green space and vegetation.

The Trust is supportive of the proposed alterations to the landscape but will need to approve the details. A landscape plan will need to be submitted to the Trust depicting the existing condition (e.g. location and species of existing vegetation,

--	--

E. Conway
File No: SP15-011783

parking, pathways, etc.) as well as the proposed changes (e.g. removal/planting of vegetation, new circulation routes and materials, height and material of fences, etc.).

The building is proposed to be expanded in the southeast corner with a masonry base and glass tower. The addition to the existing building is required largely to accommodate a new elevator shaft to meet fire-fighting and accessibility requirements. Other design options were considered through previous review by the OHT and London's Advisory Committee on Heritage(LACH) and the proposed concept was deemed to preserve the most heritage qualities indoors and outdoors.

The site improvements proposed in conjunction with the renovation of the building are limited to walkways, parking layout and landscaping all within the immediate area of the building. Many of the site improvements are required to meet current accessibility and firefighting requirements. Improved walkways and pedestrian areas are proposed along the south side of the building abutting the formalized parking area. A new vehicular access is proposed to Wortley Road along with a continuous sidewalk from Marley Place through to Wortley Road. The parking area is proposed to be one-way from east to west with signage and pavement markings indicated as such.

The existing 'symmetrical' pathways connecting pedestrian access from Marley Place to the east and west sides of the buildings will end at the proposed play areas. Fenced outdoor play areas are proposed along the east and west wings of the building to suit client needs. Public gates are proposed along the north and south sides of the playground enclosures that will be available for public access outside of the daycare operation hours. Parking has been removed along the north side of the main drive aisle along the building frontage and walkway widths have been increased to the largest size reasonable to accomdate the addition and parking. Two pedestrian crossings are delineated with different materials through the parking area, connecting the 'Village Green' and building. The proposed walkway widths comply with the Site Plan Control Area By-law and the Ontario Building Code (OBC). The proposed improvements are restricted to the existing asphalt area and walkway widths are increased beyond minimum standards wherever feasible.

A tree preservation plan was prepared. The plan inventoried all trees and shrubs located within 3 m south of the existing parking are andThe tree preservation plan submitted recommends the removal of approximately 28 of the 71 trees (or clusters of trees) inventoried. Most of the recommended removals are arboricultural recommendations that will reduce competition between desirable specimens and other competing vegetation and allow the preferred trees to flourish. All heritage trees and specimen trees are proposed to be preserved and in many cases improved with good arboricultural practices.

One memorial tree is proposed to be relocated outside of the east play area. Other than the work required to permit the expansion of the parking area, installation of proposed fencing or walkways, no permissions will be granted through the Site Plan Approval process for the qualitative recommendations for landscape improvements. Any proposed removals, replacements, relocations will be considered as part of the next phase of revitalization in conjunction with upcoming public engagement for the 'Village Green' component of the site. Seven (7) new native large canopy shade trees are proposed south of the parking area and will also be considered through the Phase II development.

The landscape plan proposes entry plantings along the driveway and low shrubs along the north side of the outdoor play areas. Planting areas are proposed along the south side of the building, north of the proposed walkway. Shrubs are also proposed along the perimeter of the relocated mechanical equipment beside the existing community storage shed. A new storm and sanitary sewer is proposed to replace the existing outlets to Wortley Road. A new water services is proposed to Elmwood Ave. No large trees will be affected by the proposed services.

Heating Ventilation and Air Conditioning (HVAC) equipment, currently located in the southwest corner or the building, is proposed to be relocated to the south side of the parking area. The

--	--

E. Conway
File No: SP15-011783

community storage shed is proposed to be screened with chain link fencing and shrubs.

Full municipal services are available to this site including public transit. The Provincial Policy Statement encourages building strong communities, the wise use and management of resources and protecting public health and safety. Redevelopment of historically significant buildings on this site in accordance with the Official Plan and Zoning By-law is consistent with the Provincial Policy Statement.

All of the proposed improvements must be endorsed by the Ontario Heritage Trust.

CONCLUSION

The proposed site plan has been reviewed against the Provincial Policy Statement and the proposed Official Plan and Zoning By-law amendments, and is considered to be in conformity with the applicable policies and regulations (subject to their approvals). The proposed building and site changes will maintain the character of the area and comply with the Site Plan Control By-law. The proposed plans represent good land use planning. Consideration of the site plan by the Approval Authority is contingent on the approval of the Official Plan and Zoning By-law amendments currently under consideration.

PREPARED:	REVIEWED BY:
ERIC CONWAY LANDSCAPE PLANNER	ALLISTER MACLEAN MANAGER, DEVELOPMENT PLANNING
RECOMMENDED BY:	SUBMITTED BY:
TERRY GRAWAY MANAGER, DEVELOPMENT SERVICES & PLANNING LIAISON	GEORGE KOTSIFAS, P. ENG. MANAGING DIRECTOR, DEVELOPMENT & COMPLIANCE SERVICES & CHIEF BUILDING OFFICIAL

c: John Devito, Manager- Facilities Design and Construction
 Y:\Shared\DEVELOPMENT SERVICES\Site Plan.Section\2015 Compiled Site Plan Files\Elmwood Avenue East
 165\PEC\PEC Report - 165 Elmwood - SP15-011783 - May 7 2015 - Final.docx

--	--

E. Conway
File No: SP15-011783

Appendix "A"



An agency of the Government of Ontario

10 Adelaide Street East
Toronto, Ontario M5C 1J1

Telephone : 416-325-5000
Fax : 416-325-5071
www.heritagetrust.on.ca

SENT BY MAIL AND E-MAIL

January 19, 2015

Art Zuidema
City Manager
City of London
300 Dufferin Avenue
P.O. Box 5035
London, Ontario
N6A 4L9

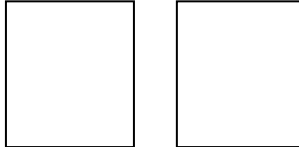
Re: London Normal School – 165 Elmwood Avenue, London
Ontario Heritage Trust – Heritage Conservation Easement Agreement
Adaptive Reuse Preliminary Comments

Dear Mr. Fielding:

Thank you for the alteration request form received by the Trust on August 18, 2014 supported by additional documentation prepared by +VG Architects. As you are aware the property known as the London Normal School is protected by a conservation easement agreement held by the Ontario Heritage Trust (registered March 31, 2014 as Instrument No. ER923575). As such, all proposed alterations to the property must be approved in writing by the Trust before they are undertaken by the property owner.

In support of this application the Trust received the following documentation:

- Letter from your consultant providing a rationale for the addition (received by the Trust August 15, 2014)
- Site plan D1.0 and floor plans A1.0-A2.3 of the proposed interior alterations (received by the Trust August 15, 2014)
- Drawing A2.5 of the proposed addition (received by the Trust August 15, 2014)
- Email from your consultant providing further clarification regarding the size and height of the addition (received September 23, 2014)
- Revised site plan A1.2 and elevations of the addition A3.1-A3.2 (received December 2, 2014)
- 3D renderings of the addition and existing building (received December 23, 2014)



E. Conway
File No: SP15-011783

The current proposal involves rehabilitating the London Normal School to accommodate its new use as a YMCA daycare/language facility. The London Normal School will also house the administrative offices of the YMCA's operations in London. Trust staff met onsite with City staff and your consultants, +VG Architects, on August 13, 2014 who explained the proposal in further detail. Changes to the interior and exterior landscape were discussed along with some of the constraints of the site. A tour of the interior of the building highlighted some of the ongoing challenges with accommodating a public use in the space. This included providing barrier-free access to all areas of the building as well as addressing fire safety requirements. In addition to the Ontario Building Code (OBC) requirements the City has its own Facility Accessibility Design Standards (FADS) which exceed the current OBC requirements. An addition was proposed to the southeast corner of the building to address these requirements.

Trust staff met again with your consultants on December 2, 2014 to discuss revisions made to the project based on comments provided by the Trust. The Trust believes the revisions made are an improvement to the original submission but many of the details still needs to be worked out. The Trust would like to provide the following preliminary comments with respect to the proposed changes.

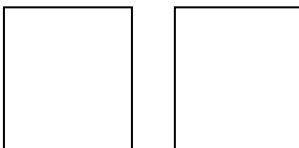
Interior Alterations

The intent of the interior work is to conserve as much historic fabric as possible. Most of the proposed alterations focus on mechanical and electrical upgrades and removing later additions that do not possess heritage value and/or are detracting from the significance of the space. The Trust easement protects the first and second floor lobby spaces including all elements contained within these areas. It is expected that all the interior heritage features within these areas will be retained and repaired and/or restored as necessary. Trust approval is required for any alterations to the interior heritage features as defined under the terms of the easement agreement. A finalized set of working drawings along with specifications will need to be approved by the Trust prior to any work taking place.

New Addition

Currently, the London Normal School does not meet the OBC requirements with respect to accessibility and fire safety nor does it meet the City of London's own accessibility requirements. In order to accommodate these requirements within the existing space extensive alterations to the interior would be required. These modifications would not only compromise the heritage integrity of the interior but would greatly minimize the useable floor space. It was determined that a new addition to the building would be the most appropriate way of meeting both the OBC and FADS requirements. The addition will house an elevator that will provide access to all levels of the interior as well as provide a fire exit stair.

The architecture of the new addition must not compete with the existing but should be sympathetic to the heritage character of the property while still being good architecture in its own right. The addition and historic building should be understood as two clear and distinct volumes and the design should avoid unifying the two volumes to read as a whole. This will



allow the symmetry of the historic building to be understood and remain as one of the key components of its architectural character.

The Trust supports both the location and the massing of the proposed addition. While we have some concerns with respect to the size of the addition, it is our understanding that given the City's current accessibility requirements it is not possible to reduce the size and still meet these requirements. The addition does not exceed the height of the main building and the use of new materials will allow the new work to be distinguishable from the old. The addition is to be clad in glass and brick with the glass helping to form a clear visual break from the historic building. The modern brick will be different from the historic brick on the London Normal School and while a colour for the brick has not been chosen the Trust prefers something that contrasts but compliments the existing ochre coloured brick would be suitable.

The drawings indicate brick will be used to clad a portion of the west and south sides of the addition. The inclusion of the brick has added some visual interest to what was once presented as more of a glass-box addition. It should be noted that given the extensive use of glass on this south-facing addition cooling this space in the summer months could provide costly and difficult. The addition of brick is seen as helping with this issue and while the east portion of the addition currently does not contain any brick it is possible that this may change while the details of the design are being worked out. The Trust feels agrees that the use of both glass and brick for the addition is appropriate.

It is also our understanding that changes to the existing openings in the location of the addition will need to be altered to accommodate access from the addition to the existing building. The Trust will need to understand the extent of these alterations and how and where any of the materials removed from the existing building will be stored (e.g. windows, bricks). This information should be submitted in the form of a set of drawings along with specifications and written proposal explaining where the historic building materials will be stored and how they will be protected.

Landscape and parking

The proposed parking area provides improved circulation to the site and additional parking spots as required under the new use for the site. There will also be two playgrounds on either side of the building. These areas need to be fenced for safety reasons and it is our understanding that the material chosen for the fence will allow for maximum visibility of the existing building. It is also our understanding that the open space to the back of the site will be a public park and the playgrounds will be accessible to the general public outside of the business hours of the YMCA childcare centre. While improvements to the existing parking area are being considered the intention is to preserve the existing green space and vegetation.

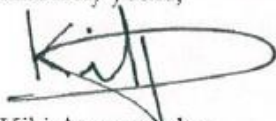
The Trust is supportive of the proposed alterations to the landscape but will need to approve the details. A landscape plan will need to be submitted to the Trust depicting the existing condition (e.g. location and species of existing vegetation, parking, pathways, etc.) as well as the proposed changes (e.g. removal/planting of vegetation, new circulation routes and materials, height and material of fences, etc.).

--	--

E. Conway
File No: SP15-011783

Overall the Trust is supportive of the adaptive reuse of the site and the need for an addition to accommodate OBC/FADS requirements and the Trust wishes to convey our support of the City's efforts to conserve this provincial significant site. Please feel free to contact me if you have any questions or concerns at 416-314-1751 or kiki.aravopoulos@heritagetrust.on.ca

Sincerely yours,



Kiki Aravopoulos
Easements Program Coordinator

Email Copy: John Devito, Supervisor Facilities Design & Construction, City of London
Don Menard, Heritage Planner, City of London
Paul Sapunzi, Partner, +VG The Ventin Group Architects
Monika Sawicka, Architectural Technologist, +VG The Ventin Group Architects
Dennis Vass, Partner, +VG The Ventin Group Architects
Tim Wellhuaser, Division Manager Facilities, City of London
Jeff Wilson, Technologist – Architectural, City of London