

**9TH REPORT OF THE**  
**LONDON ADVISORY COMMITTEE ON HERITAGE**

Special Meeting held on July 16, 2015 commencing at 4:04 PM, in Committee Room #4, Second Floor, London City Hall.

**PRESENT:** W. Kinghorn (Chair), D. Brock, J. Cushing, H. Elmslie, H. Garrett, J. Manness, M. Whalley, and K. Waud and C. Saunders (Acting Secretary).

**ABSENT:** S. Adamson, D. Dudek, S. Gibson, T. Jenkins, and J. Peters.

**ALSO PRESENT:** B. Davies, J. Dent, S. Miller, Forest City Modern and J. Yanchula.

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**I. CALL TO ORDER**

1. Disclosures of Pecuniary Interest

That it BE NOTED that H. Garrett disclosed a pecuniary interest clauses 13 and 14 of this Report having to do with the Heritage Impact Statements for the properties located at 356 Dundas Street and 196 Dundas Street, respectively, by indicating that her employer is the agent on file for these properties.

**II. SCHEDULED ITEMS**

None.

**III. CONSENT ITEMS**

None.

**IV. SUB-COMMITTEES & WORKING GROUPS**

2. Heritage Listed Properties Impacted by Municipal Class Environmental Assessment – 78-88 Oxford Street West

That the following actions be taken with respect to the Western Road/Oxford Street Municipal Class Environmental Assessment:

- a) the report of the Managing Director, Planning and City Planner dated July 16, 2015 entitled “Western Road/Oxford Street Environmental Assessment 78-88 Oxford Street West” BE RECEIVED;
- b) the Stewardship Sub-Committee BE REQUESTED to evaluate the heritage value of the properties known as 78 to 88 Oxford Street West and report back to the next meeting of the London Advisory Committee on Heritage (LACH) of their findings;
- c) the consultant BE REQUESTED to evaluate the impact of placing the existing buildings at an increased setback from the front lot line in order to preserve the buildings;

it being noted that the London Advisory Committee on Heritage (LACH) expressed an interest in preserving the buildings known as 78 to 88 Oxford Street West as the grouping of these buildings along a major arterial road provides for a unique heritage opportunity for London;

it being further noted that the LACH received a report from the Stewardship Sub-Committee regarding this matter.

## V. ITEMS FOR DISCUSSION

### 3. Stewardship Sub-Committee Report June 26, 2015

That it BE NOTED that the London Advisory Committee on Heritage (LACH) received the June 26, 2015 Report of the Stewardship Sub-Committee.

### 4. Heritage Alteration Permit Application 134-136 Wortley Road

That, on the recommendation of the Managing Director, Planning and City Planner, with the advice of the Urban Regeneration Manager, the Heritage Alteration Permit Application of D. Tuckey requesting removal by demolition of the buildings at 136A and 138 Wortley Road, and requesting permission for façade redesign at 136 Wortley Road and building replacement at 136A and 138 Wortley Road, within the Wortley Village-Old South Heritage Conservation District BE PERMITTED subject to the following terms and conditions being met:

- i) the final design generally conform with the elevations appended as Appendix B to the staff report dated July 16, 2015;
- ii) alter the Fire Roasted Coffee Company entrance (currently a small gable) sufficient in size to read as a main building entrance to the Wortley Road sidewalk;
- iii) alter heights of Wortley Road façade window heights meeting the level of the existing concrete band on Craig Street;
- iv) alter ramp guard material to wood that is compatible with the steel columns enclosed in rough sawn lumber;
- v) alter backlit "HH" logo signs on west and chamfered corner elevations to externally individually lit letters and/or signs face in painted, stained or carved wood or materials with similar appearance with lettering styles that reflect the traditional, historic character of the community; and,
- vi) the gable to be located on the Fire Roasted Coffee Company building be "bumped out" towards the street with the materials matching the adjacent building;

it being noted that the London Advisory Committee on Heritage (LACH) viewed the "bumping out" of the gable noted in vi) above, as adding to the heritage value of the front façade;

it being further noted that the LACH received a presentation from the Urban Regeneration Manager;

it being further noted that the LACH received a report from the Stewardship Sub-Committee regarding this matter; and,

it being further noted that G. Brown, a representative of the Old South Community Association indicated support of the proposal.

### 5. Heritage Alteration Permit – 472 Richmond Street

That, on the recommendation of the Managing Director, Planning and City Planner, with the advice of the Urban Regeneration Manager, the Heritage Alteration Permit Application from St. Paul's Cathedral requesting permission to construct a sloping sidewalk to allow barrier free access to the west entrance of Cronyn Hall and adjacent landscaping changes, of the heritage designated property located at 472 Richmond Street, within the Downtown Heritage Conservation District, BE PERMITTED; it being noted that the impact of such alteration on the heritage attributes is negligible;

it being noted that the London Advisory Committee on Heritage (LACH) received a report from the Stewardship Sub-Committee regarding this matter.

#### 6. Heritage Alteration Permit – 434 English Street

That, on the recommendation of the Managing Director, Planning and City Planner, with the advice of the Urban Regeneration Manager, the Heritage Alteration Permit Application of T. Hill requesting permission for a second storey addition to the heritage designated property located at 434 English Street, within the Old East Village Heritage Conservation District BE PERMITTED; it being noted that the revisions to the proposed addition are consistent with the previous direction provided by London Advisory Committee on Heritage (LACH), and that the impact of such alteration on the heritage features of the property identified in the reasons for designation is acceptable with respect to maintaining the heritage character of the streetscape;

it being noted that the London Advisory Committee on Heritage (LACH) received a report from the Stewardship Sub-Committee regarding this matter.

#### 7. Heritage Alteration Permit – 331 Talbot Street

That, on the recommendation of the Managing Director, Planning and City Planner, with the advice of the Urban Regeneration Manager, the Heritage Alteration Permit Application of J. Nicholson to refurbish and expand an existing parking lot at the heritage designated property located at 331 Talbot Street, within the Downtown Heritage Conservation District, BE PERMITTED subject to the final design generally conforming with the elevations appended as Appendix D to the staff report dated July 16, 2015;

it being noted that the London Advisory Committee on Heritage (LACH) received a report from the Stewardship Sub-Committee regarding this matter.

#### 8. Demolition Request – 505 Talbot Street

That, the Municipal Council BE REQUESTED to give Notice under the provisions of Section 29(3) of the *Ontario Heritage Act, R.S.O. 1990, c. O. 18*, of the Municipal Council's intention to designate the property located at 505 Talbot Street to be of cultural heritage value and interest for the reasons outlined in the attached Stewardship Sub-committee Report dated June 26, 2015;

it being noted that the London Advisory Committee on Heritage (LACH) received a report from the Stewardship Sub-Committee regarding this matter.

#### 9. Demolition Request – 507 Talbot Street

That, the Municipal Council BE REQUESTED to give Notice under the provisions of Section 29(3) of the *Ontario Heritage Act, R.S.O. 1990, c. O. 18*, of the Municipal Council's intention to designate the property located at 507 Talbot Street to be of cultural heritage value and interest for the reasons outlined in the attached Stewardship Sub-committee Report dated June 26, 2015;

it being noted that the London Advisory Committee on Heritage (LACH) received a report from the Stewardship Sub-Committee regarding this matter.

#### 10. Demolition Request – 511 Talbot Street

That, the Municipal Council BE REQUESTED to give Notice under the provisions of Section 29(3) of the *Ontario Heritage Act, R.S.O. 1990, c. O. 18*, of the Municipal Council's intention to designate the property located at 511 Talbot Street to be of cultural heritage value and interest for the reasons outlined in the attached Stewardship Sub-committee Report dated June 26, 2015;

it being noted that the London Advisory Committee on Heritage (LACH) received a report from the Stewardship Sub-Committee regarding this matter.

#### 11. Demolition Request – 1659 Wharncliffe Road South

That, on the recommendation of the Managing Director, Planning and City Planner, with the advice of the Urban Regeneration Manager, the following actions be taken with respect to the request for demolition of the commercial building located at 1659 Wharncliffe Road South:

- a) the report of the Managing Director, Planning and City Planner, dated July 20, 2015 regarding this matter, BE RECEIVED: and,
- b) the Chief Building Official BE ADVISED that the Municipal Council does not intend to issue a notice of its intent to designate the subject property under section 29 of the *Ontario Heritage Act*,

it being noted that the London Advisory Committee on Heritage (LACH) received a report from the Stewardship Sub-Committee regarding this matter.

#### 12. Heritage Impact Statement – 505 Talbot Street, re Z-8490

That the Civic Administration BE ADVISED that in the opinion of the London Advisory Committee on Heritage (LACH), the Heritage Impact Assessment, dated April 30, 2015 prepared by Stantec Consulting Ltd., for the property located at 505 Talbot Street does not satisfactorily address the historical, architectural and contextual importance of the subject property; it being noted that the LACH received a report from the Stewardship Sub-Committee regarding this matter.

#### 13. Heritage Impact Statement – 356 Dundas Street, re Z-8483

That the Civic Administration BE ADVISED that in the opinion of the London Advisory Committee on Heritage (LACH), the Heritage Impact Assessment, dated April 22, 2015 prepared by Zelinka Priamo Ltd., for the property located at 356 Dundas Street satisfactorily addresses the historical, architectural and contextual importance of the subject property; it being noted that the LACH received a report from the Stewardship Sub-Committee regarding this matter; it being further noted that LACH requests that the archaeological significance be further reviewed prior to development.

#### 14. Heritage Impact Statement – 195 Dundas Street

That the Civic Administration BE ADVISED that in the opinion of the London Advisory Committee on Heritage (LACH), the Heritage Impact Assessment, dated May28, 2015 prepared by Zelinka Priamo Ltd., for the property located at 195 Dundas Street satisfactorily addresses the historical, architectural and contextual importance of the subject property; it being noted that the LACH received a report from the Stewardship Sub-Committee regarding this matter; it being further noted that LACH requests that the archaeological significance be further reviewed prior to development.

### VI. DEFERRED MATTERS/ADDITIONAL BUSINESS

None.

### VII. ADJOURNMENT

The meeting adjourned at 6:05 PM

NEXT MEETING DATE: To be determined