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J. Yanchula

<b>TO:</b>	<b>CHAIR AND MEMBERS LONDON ADVISORY COMMITTEE ON HERITAGE</b>
<b>FROM:</b>	<b>JOHN M. FLEMING MANAGING DIRECTOR, PLANNING AND CITY PLANNER</b>
<b>SUBJECT:</b>	<b>HERITAGE ALTERATION PERMIT APPLICATION J. NICHOLSON 331 TALBOT STREET JULY 16, 2015</b>

<b>RECOMMENDATION</b>
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That, on the recommendation of the Managing Director, Planning and City Planner, with the advice of the Heritage Planner, the alteration of the heritage designated property located at 331 Talbot Street, within the Downtown Heritage Conservation District, to refurbish and expand an existing parking lot according to the attached plans in Appendix D provided by the applicant **BE PERMITTED** by Municipal Council.

<b>PREVIOUS REPORTS PERTINENT TO THIS MATTER</b>
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None.

<b>PURPOSE AND EFFECT OF RECOMMENDED ACTION</b>
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The purpose of the recommended action is to permit the alteration of a property located within the Downtown Heritage Conservation District (HCD), in accordance with Section 42(2.1) of the *Ontario Heritage Act*, to refurbish and expand an existing parking lot.

<b>BACKGROUND</b>
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331 Talbot Street is located within the Downtown HCD, designated under Part V of the *Ontario Heritage Act* (By-law No. L.S.P. 3419-124). The property is located at the northwest corner of Talbot Street and York Street (Appendices A-B).

This property is the former location of the Brunswick Hotel. It was demolished in 2008. The property has remained vacant since 2008. No heritage attributes ('character defining elements') were identified by the *Downtown HCD Plan* as the property was vacant at the time of designation.

While there is an emphasis on the buildings within the *Downtown HCD Plan*, there is recognition of the contributions of (public and private) spaces to the broader Downtown HCD. The principle of preserving the traditional setting emphasizes the contextual value and interaction of elements in the Downtown HCD. The *Downtown HCD Plan* recognizes that, "the heritage of landscape is highly diverse, and though there is not a single dominant character, the landscape patterns are linked by common ideas, elements, and materials" (Section 6.2, *Downtown HCD Plan*).

With regards to vacant lands and parking lots, the *Downtown HCD Plan* directs these uses to "respect the heritage aspects of the District through enhanced and conscientious landscaping and screening" (Section 6.2.6). The *Downtown HCD Plan* offers the following guidance:

- Non-heritage facilities (e.g. service boxes) should be placed in inconspicuous locations;
- Landscaping that complements the existing landscapes of the District, screen parking areas, and contributes to the overall pedestrian quality should be encouraged;
- New parking areas added adjacent to existing buildings should be screened through the use of landscape materials such as brick walls, shrubs, and/or trees;
- These landscape materials should have the same location as the front walls of adjacent buildings;
- Property owners in the Downtown area are encouraged to enhance existing parking lots with appropriate landscape materials; and,

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- Corner parking lots should have the edges defined through appropriate landscaping or fencing.

**HERITAGE ALTERATION PERMIT APPLICATION**

A Heritage Alteration Permit application was submitted on behalf of the property owner on February 13, 2015 for a permit to refurbish and expand the existing parking lot and provide additional planting. The work described in the application was found not to be in compliance with the zoning by-law. At its June 1, 2015 meeting, the Committee of Adjustment granted the following zoning variances requested by the applicant:

1. To permit a 1.5m (4.9') parking area setback whereas 3.0m (9.8') is required.
2. To vary the definition of accessory parking lot "Parking Lot, ACCESSORY" area as a parking lot which is an open area, other than a street, used for temporary parking of two or more vehicles which is customarily incidental, subordinate and exclusively devoted to the main use and carried on with such main use in the abutting lot which is in similar ownership but separate title.

These were granted subject to the following conditions:

1. The parking area shall be maintained as accessory parking for the exclusive use of the building located at 339, 341 & 345 Talbot Street, and shall not be used for a commercial parking lot, in accordance with the zoning bylaw.
2. Consent to alter the Heritage property be obtained prior to development of the parking lot area and;
3. The parking area layout and landscaping to be completed within six (6) months of the Heritage Consent approval, to the satisfaction of the Manager of Development Services.

The applicant also voluntarily held a neighbourhood information meeting on February 24, 2015 as a public outreach gesture additional to the Committee of Adjustment statutory public meeting. See Appendix C.

Following the June 1, 2015 Committee of Adjustment decision, a Heritage Alteration Permit application was submitted on behalf of the property owner on June 26, 2015 for a permit to refurbish and expand the existing parking lot and provide additional planting. Details within the proposed plan for the parking lot include a landscaped edge around the York Street and Talbot Street frontages; closure of the York Street curb cuts, repainting of parking stall lines (29 in total), and installation of a new concrete curb along the western boundary of the property to buffer the adjacent building at 90 York Street. No additional paving is proposed. Plantings proposed for the landscaped edge include a shrub boundary to an approximate height of 1 metre, with deciduous trees and other plantings in accordance with the preliminary draft of the Landscape Plan. This is intended to screen the parking lot and define it apart from the pedestrian realm. See Appendix D.

**ANALYSIS**

A site visit was conducted by the Heritage Planner on February 19, 2015. The street frontage of the property is presently enclosed with a tall metal fence. Previous photographs indicate that the parking lot is presently paved, with the exception of a gravel portion at the southeast corner of the property (the former location of the Brunswick Hotel). This portion will remain unpaved.

It must be acknowledged that this is not a new commercial parking lot in the Downtown, but an existing paved surface to be used as an accessory parking lot for an adjacent commercial property at 339, 341 & 345 Talbot Street (owned by the same property owner). Through resolution in 1995, Municipal Council resolved that no surface parking lots (including commercial and accessory parking lots) be permitted where it involved the removal of existing buildings. In 1998, the resolution was further refined by indicating that commercial or accessory parking lots were not permitted along Dundas Street and Richmond Street corridors. The Zoning By-law currently does not permit commercial parking lots without a zoning by-law amendment and site plan approval. Accessory parking lots are only permitted outside of the Dundas Street and Richmond Street corridors.

An overarching goal of the *Downtown HCD Plan* is ensuring sympathetic and respectful alterations to heritage properties (Section 3.2.1). The proposed alterations to 331 Talbot Street will achieve this through the proposed landscaping improvements which will help to maintain a

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consistent street edge with the adjacent buildings along York Street and Talbot Street. The proposed landscaped edge will screen the surface parking lot, as recommended by the *Downtown HCD Plan*, and contribute to improving the overall pedestrian quality of the property.

With the understand that refurbishments and expansion to the existing parking lot are a short time solution, it may be more appropriate to commemorate the historical value of the former Brunswick Hotel during the future redevelopment of the property.

<b>CONCLUSION</b>
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The proposed work outlined in the Heritage Alteration Permit application for 331 Talbot Street seeks to make improvements to an existing parking lot in accordance with the guidelines of the *Downtown HCD Plan* and should be permitted by Municipal Council.

<b>PREPARED AND SUBMITTED BY:</b>
<b>JIM YANCHULA, MCIP, RPP MANAGER, URBAN REGENERATION</b>
<b>RECOMMENDED BY:</b>
<b>JOHN M. FLEMING, MCIP, RPP MANAGING DIRECTOR, PLANNING AND CITY PLANNER</b>

July 9, 2015

JY

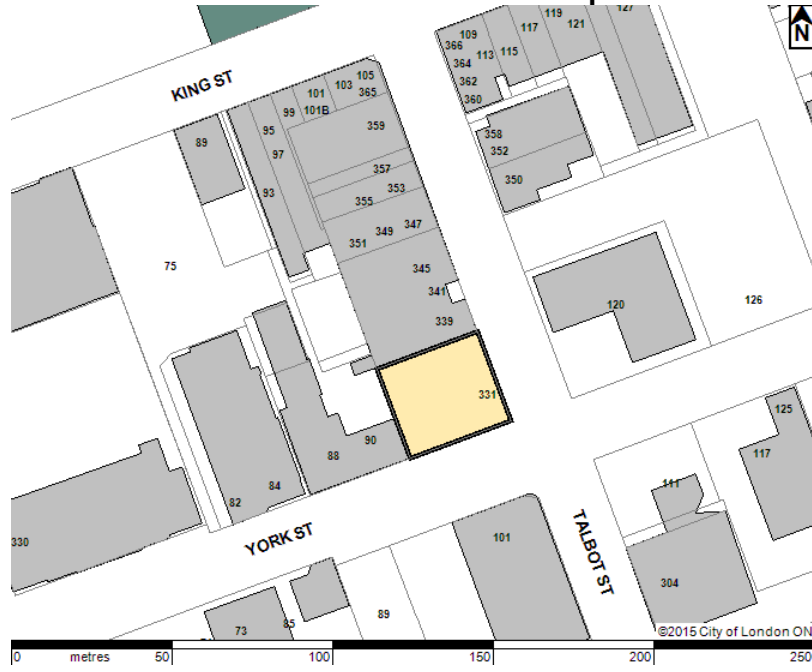
Attach:

- Appendix A: Location Map
- Appendix B: Property Photographs
- Appendix C: Summary of February 24, 2015 Neighbourhood Information Meeting
- Appendix D: Proposed Parking Layout and Landscape Plan

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**APPENDIX A: Location Map**



**APPENDIX B: Property Photographs**



Image 1: 331 Talbot Street from the southeast corner of York Street and Talbot Street (February 19, 2015).



Image 2: 331 Talbot Street from the southeast corner of York Street and Talbot Street (December 22, 2014).

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**APPENDIX C: Summary of February 24, 2015 Neighbourhood Information Meeting**



March 9, 2015

City of London  
330 Dufferin Street  
London, ON  
N6A 4L9

Attn: Amanda-Brea Watson, Planner II  
Kyle Gonyou, Heritage Planner  
Stephanie Wilson, Landscape  
Planner

Dear colleagues,

Re: 331 Talbot Street

As a supplement to the pending Heritage Permit Application for this property, please accept this letter as a summary of the neighbourhood information meeting about the application.

The meeting was held from 11:00 am until 1:00 pm on Tuesday, February 24, 2015 in the Downtown London boardroom at 123 King Street, on a drop-in basis with opportunity for Q&A.

The meeting had been announced via the following channels:

- Downtown London email database (283 recipients, twice)
- Downtown London Facebook (2861 followers, reaching over 750 people)
- Downtown London Twitter (over 10,300 followers, reaching over 1,700 people)
- Downtown London website announcement, once week in advance.
- News coverage in the London Free Press on Saturday, February 21, 2015

The meeting was attended by:

- Dr. B.J. Hardick (applicant and owner of Talbot Court)
- Laurie Fitzpatrick (manager, Talbot Court)
- John Nicholson (project architect and applicant's representative)
- Amanda-Brea Watson (Planner II, City of London)
- Kyle Gonyou, (Heritage Planner, City of London)
- Janette MacDonald (manager, Downtown London)
- Gerald Gallacher, (board member, London Downtown Business Association)
- 6 members of the public (5 stating affiliation with downtown businesses, 3 stating residency within the downtown). *(4 additional members of the public communicated regrets and requested a copy of this communication.)*

Three members of the public left positive written comments related to the application.

Points raised within which are of benefit to the pending application are as follows:

- Ownership of the property and accessory parking status: Dr. B.J. Hardick is President and 100% owner of 2432208 Ontario Ltd., which owns the vacant land at 331 Talbot Street. Dr. B.J. Hardick is President and 100% owner of Talbot Court Ltd., which owns the property and business within 339-341 Talbot Street, known as "Talbot Court."

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- West boundary: an open metal fence is identified as one possibility to ensure privacy within the lot.
- Landscaping: a mix of trees and shrubs would be used. Early communications with a landscape architect have helped to identify Princeton Sentry Ginkgo, Frontier Elm, Skyline Honeylocust, and Chanticleer Ornamental Pear as ideal trees, and Japanese Rose, Bush Honeysuckle, and Anthony Waterer Spirea as ideal shrubs.
- Edge of landscaping: curb or sod has not been determined.
- Signage: will be in accordance with the City of London's Private Property Parking Enforcement Program.
- Lighting: the area is quite bright during the evening hours as a result of ambient lighting from the neighbouring buildings and streetlights, and the lot is for use by the tenants of Talbot Court primarily during business hours. Additional lighting affixed to the exterior wall of Talbot Court may be considered if needed.
- Gates and security: the application does not include any gating and it is the intention of the owner to secure the area without any appearance resembling a commercial parking lot. Further, the City of London's Private Property Parking Enforcement Program will be instated to assist with security.
- Parking management: Talbot Court Ltd. will manage designation of spaces, exclusively for its tenants.

If you have any questions, please do not hesitate to contact me.

Very sincerely,



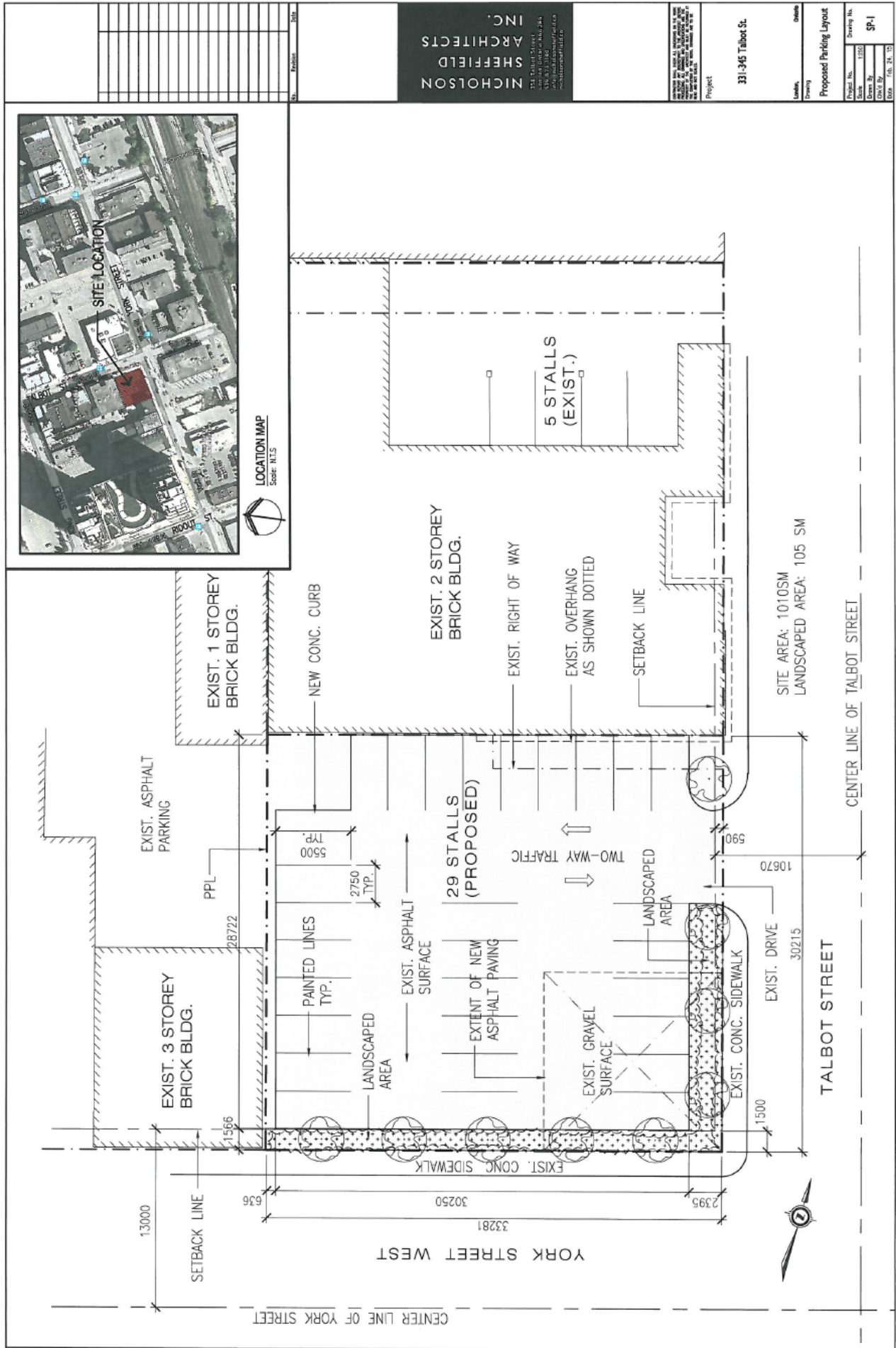
B.J. Hardick, D.C.



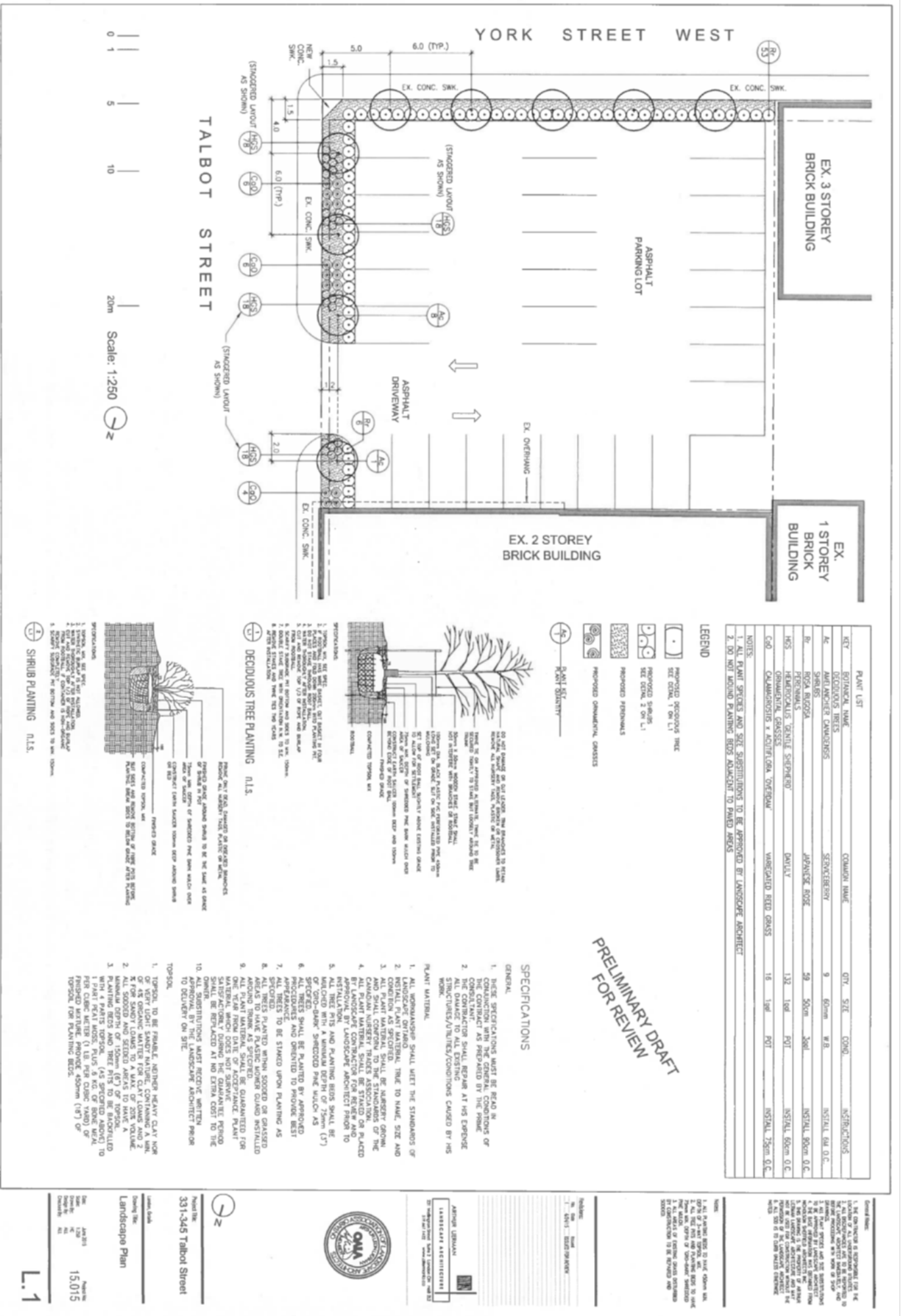
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**APPENDIX D: Proposed Parking Layout**



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PLANT LIST

KEY	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	CODE	INSTRUCTIONS
Ac	DECIDUOUS TREES					
Ac	AMALANCOET CAMADONSIS	SPRINGBERRY	9	60mm	W.B.	INSTALL 6M O.C.
Sh	SHRUBS					
Sh	ROSA RICORDA	JAPANESE ROSE	59	50cm	3x0L	INSTALL 90cm O.C.
Sh	PEROVNIA					INSTALL 60cm O.C.
HG	HERBICIDAL GRASSES	GRASS	132	16d	POT	INSTALL 60cm O.C.
CG	ORNAMENTAL GRASSES					
CG	CAMADONSIS x ACOTRIFIDA OVERBARK	WANDERED REED GRASS	16	15d	POT	INSTALL 75cm O.C.

NOTES:  
 1. ALL PLANT SPECIES AND SIZE SUBSTITUTIONS TO BE APPROVED BY LANDSCAPE ARCHITECT  
 2. DO NOT REMOVE PLANTING BIOS ASSIGNED TO PAVED AREAS

PRELIMINARY DRAFT  
FOR REVIEW

SPECIFICATIONS

GENERAL

1. THESE SPECIFICATIONS MUST BE READ IN CONJUNCTION WITH THE GENERAL CONDITIONS OF THE CONTRACT AS PREPARED BY THE PRINCIPAL CONSULTANT.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES AND SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES.

PLANT MATERIAL

1. ALL VEGETATION SHALL MEET THE STANDARDS OF THE LANDSCAPE CONTRACTOR.
2. INSTALL PLANT MATERIAL, TREE TO NAME, SIZE AND SPECIES AS SPECIFIED IN THE SCHEDULES AND SHALL CONFORM TO THE STANDARDS OF THE CANADIAN NURSERY TRADES ASSOCIATION (C.N.T.A.) AND SHALL CONFORM TO THE STANDARDS OF THE LANDSCAPE CONTRACTOR FOR REVIEW AND APPROVAL BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
3. ALL TREES SHALL BE PLANTED BY APPROVED PROCEDURES AND ORIENTED TO PROVIDE BEST RESULTS.
4. ALL TREES TO BE STAKED UPON PLANTING AS SPECIFIED.
5. ALL TREES TO BE PLANTED WITH SOFTWOOD GUARD RINGS TO HAVE PLASTIC HOLES GUARD INSTALLED AROUND TRUNK AS SPECIFIED.
6. ALL PLANT MATERIAL SHALL BE GUARANTEED FOR A PERIOD OF 12 MONTHS FROM THE DATE OF PLANTING.
7. ALL PLANT MATERIAL SHALL BE GUARANTEED FOR A PERIOD OF 12 MONTHS FROM THE DATE OF PLANTING.
8. ALL PLANT MATERIAL SHALL BE GUARANTEED FOR A PERIOD OF 12 MONTHS FROM THE DATE OF PLANTING.
9. ALL PLANT MATERIAL SHALL BE GUARANTEED FOR A PERIOD OF 12 MONTHS FROM THE DATE OF PLANTING.
10. ALL SUBSTITUTIONS MUST RECEIVE WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO DELIVERY ON SITE.

TOPSOIL

1. TOPSOIL TO BE FINALE, NEITHER HEAVY CLAY NOR SANDY LOAMS TO A MAX. OF 20% VOLUME.
2. ALL SOILED AND SEEDED AREAS TO HAVE A PLANTING BEDS AND TREE PITS TO BE ADORNED WITH A PLANT BEDS, PLUS 6 KG OF BONE MEAL FRIEDS LENTURE (FRIEDS 400mm (16") OF TOPSOIL FOR PLANTING BEDS.

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ARTIST URBAN  
LANDSCAPE ARCHITECTURE  
331-345 Talbot Street  
Toronto, Ontario M5T 1A7

DATE: 2015  
SCALE: 1:250  
PROJECT: 331-345 Talbot Street

Landscape Plan

331-345 Talbot Street