

5TH REPORT OF THE

LONDON ADVISORY COMMITTEE ON HERITAGE

Meeting held on April 13, 2016, commencing at 5:30 PM, in Committee Room #3, Second Floor, London City Hall.

PRESENT: D. Dudek (Chair), S. Adamsson, D. Brock, H. Elmslie, H. Garrett, T. Jenkins, J. Manness, G. Thompson, K. Waud and M. Whalley and B. Mercier (Secretary).

ABSENT: J. Cushing, S. Gibson and B. Vazquez.

ALSO PRESENT: R. Armistead, J. Dent, K. Gonyou, M. Hamilton and D. Schiks.

I. CALL TO ORDER

1. Disclosures of Pecuniary Interest

That it **BE NOTED** that the following individuals disclosed pecuniary interests were disclosed:

- a) H. Garrett in clauses 17 and 18 of this Report, having to do with the Requests for Demolition by Hyde Park Investments 2015 Inc. for the property located at 1656 Hyde Park Road, and by Majesty Commercial Properties Inc. relating to the property located at 80 Oxford Street West, respectively, by indicating that her employer is the agent on file for these projects;
- b) G. Thompson in clause 7 of this Report, having to do with the Notice of Application by Creative Properties Design Build Inc. relating to the properties located at 240 Waterloo Street and 358 Horton Street East, by indicating that he may be a tenant of the redevelopment; and,
- c) S. Adamsson in clause 7 of this Report, having to do with the Notice of Application by Creative Properties Design Build Inc. relating to the properties located at 240 Waterloo Street and 358 Horton Street East, by indicating that he is a tenant of the property.

II. SCHEDULED ITEMS

2. Regina Mundi College - 5200 Wellington Road South

That the following actions be taken with respect to Regina Mundi College:

- a) it **BE NOTED** that a delegation and communication dated March 22, 2016, from Gino Nicodemo, with respect to the Regina Mundi College, was received; and,
- b) the matter of designating the Regina Mundi College as a Heritage site **BE REFERRED** to the Stewardship Sub-Committee for review.

3. 68 Bruce Street

That notice of Municipal Council's intention to designate the property located at 68 Bruce Street to be of cultural heritage value or interest **BE GIVEN** for the attached reasons, under the provisions of Section 29(3) of the *Ontario Heritage Act*, R.S.O. 1990, c. O. 18; it being noted that the London Advisory Committee on Heritage received a Report dated April 13, 2016 from the Managing Director, Planning and City Planner, and heard a verbal delegation from Amy Barnes Consulting, with respect to this matter.

III. CONSENT ITEMS

4. 4th Report of the London Advisory Committee on Heritage

That it **BE NOTED** that the 4th Report of the London Advisory Committee on Heritage from its meeting held on March 9, 2016, was received.

5. Municipal Council Resolution - 3rd Report of the London Advisory Committee on Heritage

That it **BE NOTED** that the Municipal Council resolution adopted at its session held on March 1, 2016, with respect to the 3rd Report of the London Advisory Committee on Heritage, was received.

6. Municipal Council Resolution - Appointment to the London Advisory Committee on Heritage

That it **BE NOTED** that the Municipal Council resolution adopted at its session held on March 22, 2016, with respect to the appointment of Benjamin A. Vazquez to the London Advisory Committee on Heritage for the term ending November 30, 2019, was received.

7. Notice of Application - 240 Waterloo Street and 258 Horton Street East

That it **BE NOTED** that a Notice dated March 16, 2016, from S. Wise, Planner II, with respect to an application submitted by Creative Properties Design Build Inc. relating to the properties located at 240 Waterloo Street and 258 Horton Street East, was received.

8. Notice of Application - Blackfriars/Petersville Area

That it **BE NOTED** that a Notice dated March 30, 2016, from A. Watson, Planner II, with respect to an application submitted by The Corporation of the City of London relating to the Blackfriars/Petersville Area, was received; it be noted that the London Advisory Committee on Heritage indicated its support of the proposed zoning by-law amendment for this area.

9. Notice of Application - 4680 Wellington Road South

That it **BE NOTED** that a Notice dated March 31, 2016, from B. Turcotte, Senior Planner, with respect to an application submitted by 761030 Ontario Ltd. relating to the property located at 4680 Wellington Road South, was received.

10. Notice of Application - 551 and 555 Waterloo Street

That it **BE NOTED** that a Notice dated March 16, 2016, from B. Turcotte, Senior Planner, with respect to an application submitted by R. Singh relating to the properties located at 551 and 555 Waterloo Street, was received.

11. Letter of Resignation

That it **BE NOTED** that a communication dated March 23, 2016, from M. Hamilton, with respect to her resignation from the London Advisory Committee on Heritage, was received.

12. Letter of Waiver

That it **BE NOTED** that a communication dated March 22, 2016, from D. Blais, Director, Central Production and Verification Services Branch, with respect to authorization for Municipal Heritage Committee members to examine various documents in Ontario registry offices, was received.

IV. SUB-COMMITTEES & WORKING GROUPS

13. Education

That the following actions be taken with respect to the Education Sub-Committee Report:

- a) the proposed interpretive signage for Hunt Mill and Richmond Row **BE APPROVED**, as submitted; it being noted that the Education Sub-Committee reviewed the signage information and found no historical inaccuracies;
- b) it **BE NOTED** that the London Advisory Committee on Heritage (LACH) approved the expenditure of a \$1,000 contribution for the installation of the above-noted signs; it being noted that the LACH has sufficient funds in its 2016 Budget allotment for this expense; and,
- c) it **BE NOTED** that the Education Sub-Committee minutes from its meeting held on March 30, 2016, were received.

14. Stewardship

That it **BE NOTED** that the Stewardship Sub-Committee minutes from its meeting held on March 31, 2016, subject to amending the date in item #1 to read "2017", were received.

V. ITEMS FOR DISCUSSION

15. Heritage Alteration Application - 455 Clarence Street

That, on the recommendation of the Director of Land Use Planning and City Planner, with the advice of the Heritage Planner, the Heritage Alteration Permit Application for the property located at 455 Clarence Street **BE PERMITTED** as depicted in the submitted drawings, subject to the following additional terms and conditions:

- a) the podium portion of the building is limited to 19.5m in height, with a 4m setback from the front property line at that height, to retain the scale and spatial understanding of the Downtown at this location;
- b) the final elevations for tower portion of the building may be further refined as illustrated in the drawings for the approved bonus zone provided that, in the opinion of the Managing Director, Planning and City Planner, they continue to be consistent with s. 6.1.4.1 of the Downtown London Heritage Conservation District Plan as regards:
 - i) glazing approximately 50% and not exceeding 75%;
 - ii) articulating horizontal rhythm and visual transitions between floors; and,
 - iii) massing, rhythm of solids and voids, and the use of the high quality cladding materials;
- c) the submission of a shadow study showing the full extent of cast shadows across the property boundaries impacted by cast shadows;
- d) the display of the heritage alteration permit be placed in a location visible from the street until the work is completed; and,
- e) 100% transparent glazing on the street-level windows;

it being noted that the London Advisory Committee on Heritage heard a verbal delegation from M. Wasylo, Wasylo Architect Inc., with respect to this matter.

16. Heritage Alteration Application - 516 Grosvenor Street

That, on the recommendation of the Director of Land Use Planning and City Planner, with the advice of the Heritage Planner, the Heritage Alteration Permit Application for the property located at 516 Grosvenor Street, for the replacement of the present cedar roof with a rubber composite material providing the same appearance, **BE APPROVED**.

17. Request for Demolition - 1656 Hyde Park Road

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 property located at 1656 Hyde Park Road:

- a) a notice of Municipal Council's intention to designate the property at 1656 Hyde Park Road to be of cultural heritage value or interest **BE GIVEN** for the attached reasons, under the provisions of Section 29(3) of the *Ontario Heritage Act*, R.S.O. 1990, c. O. 18;
- b) the Chief Building Official **BE ADVISED** of Municipal Council's intention in this matter;
- c) it **BE NOTED** that the London Advisory Committee on Heritage (LACH) received the following attached communications and heard a verbal public submission and a delegation from M. Doornbosch, Zelinka Priamo Ltd., with respect to this matter:
 - i) dated April 3, 2016, from L .M. Newman;
 - ii) dated April 4, 2016, from P. Luftenegger;
 - iii) dated April 5, 2016, from D. Foster, Roselle, IL, USA;
 - iv) dated April 7, 2016, from L. Catellanos, San Jose, California, USA; and,
 - v) dated April 10, 2016, from J. A. Colbert, Guelph, Ontario;

18. Request for Demolition - 80 Oxford Street West

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 request for the demolition of a heritage listed property located at 80 Oxford Street West:

- a) the Chief Building Official **BE ADVISED** that Municipal Council consents to the demolition of the building located at 80 Oxford Street West;
- b) the properties located at 78, 80, 82, 84, 86, and 88 Oxford Street West **BE REMOVED** from the Register (*Inventory of Heritage Resources*);
- c) prior to the removal of the above-noted properties from the Register and the demolition of 80 Oxford Street West, high quality photographic documentation and as-built measured drawings of all exterior elevations of the buildings located on those properties **BE PREPARED** and **BE SUBMITTED** to the satisfaction of the Heritage Planner to ensure an archival record of these properties exists to allow for future research and commemoration; and,
- d) the commemoration of the cultural heritage value or interest of 78-88 Oxford Street West **BE UNDERTAKEN** in a nearby public space as part of the implementation and construction of civic infrastructure projects;

it being noted that the London Advisory Committee on Heritage heard a verbal delegation from M. Gregual, AECOM, with respect to this matter.

19. 2016 Work Plan

That it **BE NOTED** that the London Advisory Committee on Heritage reviewed and updated its 2016 Work Plan.

20. Heritage Planner's Report

That it **BE NOTED** that the attached submission from K. Gonyou, Heritage Planner, with respect to various updates and events, and the attached presentation from D. Schiks, with respect to an update on the Register, were received.

VI. DEFERRED MATTERS/ADDITIONAL BUSINESS

None.

VII. ADJOURNMENT

The meeting adjourned at 8:31 PM.

NEXT MEETING DATE: May 11, 2016