



**Stantec Consulting Ltd.**  
100-300 Hagey Boulevard, Waterloo ON N2L 0A4

April 14, 2016  
File: 161403388

**Attention: Mike Davis, B.U.R.P.I.**

City of London  
206 Dundas Street,  
London, ON, N6A 1G7

Dear Mr. Davis,

**Reference: Heritage Overview Report 93/95 Dufferin Avenue and 479-489 Talbot Street, City of London, Ontario**

## **INTRODUCTION**

Comments regarding the Zoning By-law application packaged submitted by Rygar Properties Inc. on March 15, 2016 were received from you on April 6, 2016. These comments made the following requests with regards to the *Heritage Overview Report 93/95 Dufferin Avenue and 479-489 Talbot Street, City of London, Ontario* (the Heritage Report) prepared by Stantec Consulting Ltd. (Stantec) and issued in draft January 4, 2016. Comments received requested that:

- The title of the Heritage Report be modified to "Heritage Impact Assessment" or a letter stating that the Heritage Report meets the provincial guidelines for heritage impact assessments be issued; and
- Further details are provided regarding the approach for commemoration of 479-489 Talbot Street (Camden Terrace).

The response to each comment is provided below.

## **HERITAGE IMPACT ASSESSMENT**

As discussed in Section 1.0 of the Heritage Report, the study methodology was based on information contained within the Ministry of Tourism, Culture and Sport's (MTCS) *InfoSheet #5: Heritage Impact Assessments and Conservation Plans from the Heritage Resources in the Land Use Planning Process Cultural Heritage and Archaeology Policies of the Ontario Provincial Policy Statement, 2005* (Ministry of Tourism and Culture (MTC) 2006). This methodology is accepted as best practice for identifying heritage resources, assessing cultural heritage value and outlining the effects of changes to a site. Upon review, the criteria outlined in the InfoSheet were satisfied and therefore the Heritage Report was determined to meet provincial guidelines for an impact assessment. It should be noted that although Heritage Impact Assessments are not currently required for listed properties under the City of London Official Plan, we chose an approach consistent with those guidelines at the direction of Rygar Properties Inc. (Rygar) in order to provide an overview of alternatives that may be considered during the preliminary design phase of the project.

**Design with community in mind**



April 14, 2016  
Mike Davis, B.U.R.P.I.  
Page 2 of 3

**Reference: Heritage Overview Report 93/95 Dufferin Avenue and 479-489 Talbot Street, City of London, Ontario**

## **COMMEMORATION STRATEGY**

On February 23, 2016, representatives from the Rygar team, including Stantec, met with City of London (the City) Staff to discuss the pending re-zoning application. At this meeting, the Heritage Report was discussed and preliminary drawings of a proposed commemoration option unveiled which depicted Camden Terrace recreated on the southwest corner of Dufferin and Talbot Streets. The Heritage Report recommended that copies of the report be deposited with City Staff, 93/95 Dufferin Avenue be partially retained, and Camden Terrace be documented and salvaged prior to demolition. However, given the public interest in the Camden Terrace properties, and in consultation with E.I. Richmond Architects Ltd. (Richmond Architects), it was determined that re-creation of the townhouses may serve as a focal point for the development and speak to a commemorative strategy that seeks to acknowledge the rich history of the site within the modern development.

Generally speaking, the level of commemoration completed for a heritage resource where removal is proposed is highly variable and always based both on CHVI identified and community interest in the resource. Undertaking some form of commemoration often allows for community involvement and the creation of a record of activities. It facilitates a link of the heritage resource with the new development through an understanding of the site and interpretative resources. Possible means of commemorating a heritage resource include, but are not limited to:

- Interpretative signage including, but not limited to, plaques, posters, and various forms of creative installations;
- Public art project including historical elements;
- Incorporation into development design including, but not limited to, the building footprint created on lobby floor, permanent or rotating exhibits, and naming aspects of the development after families associated with the original buildings;
- Lecture, book, or historical research series; and
- Brick reuse or exhibition.

While the above options were considered, Rygar, in consultation with Richmond Architects, determined that brick re-use in the form of re-creation of Camden Terrace is a feasible option and prepared drawings to that effect. In order to facilitate this commemoration, plans to store salvaged materials, anticipated to be exterior bricks, have been established. Bricks will be wrapped and stored at Ferrell Builder's Supply Ltd. situated at 5735 Colonel Talbot Road, London, Ontario until such a time that they may be included in construction. Materials removed from the interior, anticipated to include two fireplace mantles, will be stored at ACE Wrecking Company, 207 Helena Avenue, London, Ontario.



April 14, 2016  
Mike Davis, B.U.R.P.I.  
Page 3 of 3

**Reference: Heritage Overview Report 93/95 Dufferin Avenue and 479-489 Talbot Street, City of London, Ontario**

As part of this commemoration strategy, Rygar proposes to determine the preferred option in consultation with City Staff, their advisors, and Richmond Architects. Final design approval is anticipated to be provided by City Planning Staff and Council and made a condition of Phase III building permit issuance. This approval will be informed by the results of the documentation and salvage activities which are anticipated to commence upon release of a demolition permit. It is anticipated that if the re-recreation is carried forward as depicted in the preliminary drawings, original material will need to be supplemented with additional materials and therefore a statement regarding the feasibility of the re-creation is premature. Pending the results of the demolition, and determination of quantity salvaged materials, preliminary drawings will be updated to include available materials and the design will be revisited with Staff and their advisors with Phase III building permits contingent on approval.

## **CLOSING**

We trust this report meets your current requirements. Please do not hesitate to contact us should you require further information or have additional questions about any facet of this report.

Yours truly,

**STANTEC CONSULTING LTD.**

A handwritten signature in black ink that reads "Meghan Rivard".

**Meaghan Rivard, MA**  
Heritage Consultant  
Tel: (519) 645-2007  
Fax: (519) 645-6575  
Cell: (226) 268-9025  
Meaghan.Rivard@Stantec.com  
c. C.C.

A handwritten signature in black ink that reads "Tracie Carmichael".

**Tracie Carmichael, BA, BEd**  
Senior Associate, Environmental Services  
Tel: (519) 645-6575  
Fax: (519) 645-6575  
Cell: (226) 927-3586  
Tracie.Carmichael@stantec.com

mr c:\users\mmrivard\documents\let\_heritage\_161403388.docx