

9TH REPORT OF THE
LONDON ADVISORY COMMITTEE ON HERITAGE

Meeting held on July 6, 2016, commencing at 5:30 PM, in Committee Room #5, Second Floor, London City Hall.

PRESENT: D. Dudek (Chair), S. Adamsson, D. Brock, H. Garrett, T. Jenkins, J. Manness, B. Vazquez, K. Waud and M. Whalley and B. Westlake-Power (Acting Secretary).

ABSENT: J. Cushing, H. Elmslie, S. Gibson and J. Manness.

ALSO PRESENT: R. Armistead, G. Bailey, J. Dent, L. Dent, K. Gonyou, T. Macbeth, C. McIntosh, M. Tomazincic, A. Watson and J. Yanchula.

I. CALL TO ORDER

1. Disclosures of Pecuniary Interest

That it BE NOTED that H. Garrett disclosed a pecuniary interest in clause 2 of this Report, having to do with the application of Rygar Properties Inc. related to 100 Fullarton Street, 475 – 501 Talbot Street and 93 – 95 Dufferin Avenue, by indicating that her employer is the agent on file.

II. SCHEDULED ITEMS

2. Notice of Application - Rygar Properties Inc. - 100 Fullarton Street, 475-501 Talbot Street and 93-95 Dufferin Avenue

That the Civic Administration BE ADVISED that the London Advisory Committee on Heritage (LACH) continues to support, and reiterates, its previous recommendation related to the properties located at 100 Fullarton Street, 475 – 501 Talbot Street and 93 – 95 Dufferin, as follows, which was adopted by Municipal Council at its meeting held on September 29, 2015:

“That the following actions be taken with respect to the 11th Report of the London Advisory Committee on Heritage from its meeting held on September 9, 2015:

a) the following actions be taken with respect to part a) and b) of clause 6 of the 11th Report of the London Advisory Committee on Heritage, having to do with the proposed designation of the properties located at 79, 481, 483, 485, 487 and 489 Talbot Street (Camden Terrace) and 93 – 95 Dufferin Avenue:

i) the owner BE REQUESTED to stabilize the above-noted structures during the winter season;

ii) parts a) and b) of clause 6 of the 11th Report of the London Advisory Committee on Heritage BE REFERRED to the Civic Administration to consider in conjunction with the evaluation of future planning applications regarding these properties; it being noted that part a) and b) of clause 6 of the 11th Report of the London Advisory Committee on Heritage reads as follows:

“a) a 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 properties located at 479, 481, 483, 485, 487 and 489 Talbot Street (Camden Terrace) to be of cultural heritage value and interest BE GIVEN, for the attached reasons;

- b) a 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 properties located at 93 – 95 Dufferin Avenue to be of cultural heritage value and interest BE GIVEN, for the attached reasons;"
- iii) the Civic Administration BE REQUESTED to work with the developer to evaluate opportunities to integrate heritage elements into the design;

it being noted that the Planning and Environment Committee heard verbal presentations from W. Kinghorn, Chair, LACH and J. Rodgers, Rygar Properties Inc. and reviewed and received a communication dated September 15, 2015, from J. Rodgers, Rygar Properties Inc., with respect to these matters."

it being noted that the LACH noted the following additional information:

- the LACH approves of most of the aspects of the project, particularly with respect to the heritage façades proposed to be incorporated in the project;
- the LACH supports the requirement that the designated elements may require alteration to permit the removal of parts of structure(s); and,
- the LACH understands that potential difficulties with structures and site conditions exist, and if it proves necessary, the LACH would support the rebuilding of structures/facades, using original materials, in situ, within the project;

it being further noted that the LACH received delegations from M. Rivard, Stantec Consulting (see attached presentation) on behalf of the applicant, M. Tomazincic, Manager, Current Planning and J. Hunten and M. Tovey.

3. Heritage Alteration Permit Application - Steven Cooper, Matter Architecture Inc. - 531 Ridout Street North - Harris Park Pavilion - Downtown Heritage Conservation District

That, on the recommendation of the Managing Director, Planning and City Planner, with the advice of the Heritage Planner, the application under Section 42 of the *Ontario Heritage Act* to alter the pavilion located at 531 Ridout Street North (Harris Park) BE PERMITTED as appended to the staff report dated July 6, 2016 as Appendix C, subject the following terms and conditions being met:

- a) photographic documentation of the pavilion (before renovation, during renovation, and after completion) be submitted to the Heritage Planner; and,
- b) the final drawings to alter be provided to the Heritage Planner for approval prior to issuance of the Building Permit.

4. City's comprehensive review of Community Improvement Plans (CIPs) and Incentive Programs

That the attached presentation from G. Bailey, Planner II, A. Watson, Planner II and T. Macbeth, Planner II, with respect to the City of London's comprehensive review of Community Improvement Plans and Incentive Programs BE REFERRED to the Planning and Policy Sub-committee for further review and comment.

5. West London Dyke

That, on the recommendation of the Managing Director, Planning and City Planner, with the advice of the Heritage Planner, the application under Section 42 of the *Ontario Heritage Act* to alter the West London Dyke, located within the Blackfriars/Petersville Heritage Conservation District (HCD), BE PERMITTED as submitted, subject to the following terms and conditions being met:

- a) an arborist report be prepared and submitted identifying existing species of trees to be removed and provide recommendations for replacement species in accordance with the policies and guidelines of the Blackfriars/Petersville HCD Plan;

- b) any new vegetation added to the greenway conform to the policies and guidelines of the Blackfriars/Petersville HCD, particularly for native and non-invasive plant species;
- c) documentation of the West London Dyke be undertaken to contribute to the archival record of this important piece of civic infrastructure, with above-noted documentation to be submitted to the Heritage Planner to include the following information:
 - i) photographic documentation of the existing condition of the West London Dyke, (including railings, concrete sloped wall, and surrounding environment);
 - ii) measured drawings or 3D digital modelling to maintain a record of the historic structure; and,
 - iii) photographic documentation of the construction activities associated with the West London Dyke alteration to be taken at regular intervals;
- d) the existing, historic railings from the West London Dyke be salvaged and be made available to community members for installation as decorative features preferably within the Blackfriars/Petersville HCD; and,
- e) implementation of cultural heritage interpretive signage or public art that commemorates the history of the West London Dyke, historic flooding in London, flood control measures, and the Blackfriars/Petersville HCD along the West London Dyke be encouraged; it being noted that topics should not be duplicated between cultural heritage interpretive signage within Harris Park;

it being noted that the London Advisory Committee on Heritage heard a presentation from the K. Gonyou, Heritage Planner and C. McIntosh, Environmental Service Engineer and L. Jones, Stantec, with respect to this matter.

III. CONSENT ITEMS

6. 7th Report of the London Advisory Committee on Heritage

That it BE NOTED that the 7th Report of the Advisory Committee on Heritage from its meeting held on June 8, 2016 was received.

7. Municipal Council resolution adopted at its meeting held May 31, 2016 with respect to the 6th Report of the London Advisory Committee on Heritage

That it BE NOTED that the Municipal Council resolution adopted at its session held on May 31, 2016, with respect to the 6th Report of the London Advisory Committee on Heritage was received.

8. Municipal Council resolution adopted at its meeting held May 31, 2016 with respect to the Demolition of 4402 Colonel Talbot Road

That it BE NOTED that the Municipal Council resolution adopted at its session held on May 31, 2016, with respect to the request for demolition of the structure at 4402 Colonel Talbot Road was received.

9. Municipal Council resolution adopted at its meeting held May 31, 2016 with respect to the Demolition of 5067 Cook Road

That it BE NOTED that the Municipal Council resolution adopted at its session held on May 31, 2016, with respect to the demolition of the structure at 5067 Cook Road was received.

10. Municipal Council resolution adopted at its meeting held June 23, 2016 with respect to 142 Kent Street

That it BE NOTED that the Municipal Council resolution adopted at its session held on May 31, 2016, with respect to the proposed repeal of the designating By-law for the property located at 142 Kent Street was received.

11. Municipal Council resolution adopted at its meeting held June 23, 2016 with respect to 335 Thames Street

That it BE NOTED that the Municipal Council resolution adopted at its session held on June 23, 2016, with respect to the 6th Report of the London Advisory Committee on Heritage was received.

12. Municipal Council resolution adopted at its meeting held June 23, 2016 with respect to 864-872 Dundas Street

That it BE NOTED that the Municipal Council resolution adopted at its session held on June 23, 2016, with respect to the designation of the property located at 864-872 Dundas Street was received.

13. Municipal Council resolution adopted at its meeting held June 23, 2016 with respect to the 7th Report of the London Advisory Committee on Heritage

That it BE NOTED that the Municipal Council resolution adopted at its session held on June 23, 2016, with respect to the 7th Report of the London advisory Committee on Heritage from its meeting held on June 8, 2016, was received.

14. Municipal Council resolution adopted at its meeting held June 23, 2016 with respect to the Demolition of 5221 Cook Road

That it BE NOTED that the Municipal Council resolution adopted at its session held on June 23, 2016, with respect to the proposed demolition of the heritage listed property located at 5221 Cook Road, was received.

15. Municipal Council resolution adopted at its meeting held June 23, 2016 with respect to the Demolition of 175/179/181 King Street

That it BE NOTED that the Municipal Council resolution adopted at its session held on June 23, 2016, with respect to the demolition of the building located at 175/179/181 King Street, in the Downtown London Heritage Conservation District, was received.

16. Notice of Application - 2431602 Ontario Limited - 420 Fanshawe Park Road East

That it BE NOTED that the Notice dated June 1, 2016 from S. Wise, Planner II, with respect to the application submitted by 2431602 Ontario Limited, related to the property located at 420 Fanshawe Park Road East, was received.

IV. SUB-COMMITTEES & WORKING GROUPS

17. Stewardship

That it BE NOTED that the Stewardship Sub-committee report from its meeting held on April 27, 2016 was received.

V. ITEMS FOR DISCUSSION

18. Heritage Alteration Application - R. Teves - 104 Wortley Road

That, on the recommendation of the Managing Director, Planning and City Planner, with the advice of the Heritage Planner, the Heritage Alteration Permit Application of R. Teves for the erection of a new residence on the property located at 104 Wortley Road **BE PERMITTED** as described in the drawing, attached to the staff report dated July 6, 2016 as Appendix 3.

19. Request for Demolition - 2497646 Ontario Inc. - 269 Thames Street

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 269 Thames Street:

- a) the Chief Building Official **BE ADVISED** that Municipal Council regrettably consents to the demolition of this property; it being noted that the London Advisory Committee on Heritage cautioned against the nearby archaeological significance being affected by the demolition;
- b) 269 Thames Street **BE REMOVED** from the *Inventory of Heritage Resources* (Register); and,
- c) the London Diversity and Race Relations Advisory Committee **BE CONSULTED** during the development of interpretive signage for the area.

20. Request for Demolition - G. Moore and P. Cane - 129 Langarth Street East

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 129 Langarth Street East,:

- a) the Chief Building Official **BE ADVISED** that Municipal Council consents to the demolition of this property; and,
- b) 129 Langarth Street East **BE REMOVED** from the *Inventory of Heritage Resources* (Register).

21. Heritage Alteration Permit Application - P. Dillon - 853 Waterloo Street - Bishop Hellmuth Heritage Conservation District

That, on the recommendation of the Managing Director, Planning and City Planner, with the advice of the Heritage Planner, the application under section 42 of the *Ontario Heritage Act* to alter the porch located at 853 Waterloo Street, within the Bishop Hellmuth Heritage Conservation District, **BE PERMITTED**, in accordance with the sketch appended to the staff report dated July 6, 2016, with the following terms and conditions being met:

- a) the Heritage Alteration Permit be displayed in a location visible from the street until the work is completed;
- b) photographic documentation of the work be submitted to the Heritage Planner upon completion;
- c) all exposed wood be painted; and,
- d) the handrails and spindles be installed 1&3/4" square and set 3&1/2" apart between centres, as shown on the above-noted sketch;

it being noted that consideration should be given for the substitution of the box piers with wood Ionic columns, as well as the application of a decorative relief pattern on the porch skirting.

22. Heritage Alteration Permit Application - G. Chellew - 216 Wharnccliffe Road North - Blackfriars/Petersville Heritage Conservation District

That, on the recommendation of the Managing Director, Planning and City Planner, with the advice of the Heritage Planner, the application under section 42 of the *Ontario Heritage Act* to alter the porch located at 216 Wharnccliffe Road North, within the Blackfriars/Petersville Heritage Conservation District, **BE PERMITTED** in accordance with the sketch appended to the staff report dated July 6, 2016, with the following terms and conditions being met:

- a) the final drawings, showing all details, be provided to the Heritage Planner for approval prior to issuance of the Building Permit;
- b) the Heritage Alteration Permit be displayed in a location visible from the street until the work is completed;
- c) photographic documentation of the work be submitted to the Heritage Planner

upon completion; and,

- d) all exposed wood be painted.

23. Request for Demolition - S. Randhawa - 102 Wharncliffe Road North - Blackfarris/Petersville Heritage Conservation District

That, on the recommendation of the Managing Director, Planning and City Planner, with the advice of the Heritage Planner, the application of S. Randhawa under section 42 of the *Ontario Heritage Act* to demolish the building located at 102 Wharncliffe Road North, within in the Blackfriars/Petersville Heritage Conservation District, **BE PERMITTED** with the following terms and conditions being met:

- a) the property owner obtain a Heritage Alteration Permit for an approved replacement structure that is compatible with the goals of the Blackfriars/Petersville Heritage Conservation District Plan prior to the initiation of the demolition permit;
- b) documentation, including as-built drawings, property history, and photographs, be completed by the property owner be submitted, prior to the initiation of demolition activities to the satisfaction of the Heritage Planner; and,
- c) the property owner be encouraged to salvage any reusable elements from the existing building.

24. Heritage Impact Statement - Z-8616 - 66 Byron Avenue East

That the Civic Administration **BE ADVISED** that the London Advisory Committee on Heritage (LACH) supports the Heritage Impact Assessment, dated March 2016, prepared by Pol Associates Inc., and the proposed Zoning By-law Amendment for the property located at 66 Byron Avenue East; it being noted that the LACH expressed concerns with the proposed elevations noted in the Heritage Impact Assessment as to the compatibility within the Wortley Village Heritage Conservation District.

25. Heritage Planners' Report

That it **BE NOTED** that the ~~attached~~ submission from K. Gonyou, Heritage Planner, with respect to various updates and events, was received.

VI. DEFERRED MATTERS/ADDITIONAL BUSINESS

None.

VII. ADJOURNMENT

The meeting adjourned at 9:07 PM.

NEXT MEETING DATE: August 10, 2016