



London  
CANADA

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July 27, 2016

J.M. Fleming  
Managing Director, Planning and City Planner

I hereby certify that the Municipal Council, at its meeting held on July 26, 2016 resolved:

13. That the following actions be taken with respect to the 8th Report of the London Advisory Committee on Heritage from its meeting held on July 6, 2016:

- a) 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, on behalf of the applicant, M. Tomazincic, Manager, Current Planning and J. Hunten and M. Tovey;

- b) 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:
- i) photographic documentation of the pavilion (before renovation, during renovation, and after completion) be submitted to the Heritage Planner; and,
  - ii) the final drawings to alter be provided to the Heritage Planner for approval prior to issuance of the Building Permit;
- c) 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:
- i) 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;
  - ii) 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;
  - iii) 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:
    - A) photographic documentation of the existing condition of the West London Dyke, (including railings, concrete sloped wall, and surrounding environment);
    - B) measured drawings or 3D digital modelling to maintain a record of the historic structure; and,
    - C) photographic documentation of the construction activities associated with the West London Dyke alteration to be taken at regular intervals;
  - iv) 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,
  - v) 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;

- d) 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 appended to the staff report dated July 6, 2016 as Appendix 3;
- e) 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:
  - i) 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;
  - ii) 269 Thames Street BE REMOVED from the *Inventory of Heritage Resources* (Register); and,
  - iii) the London Diversity and Race Relations Advisory Committee BE CONSULTED during the development of interpretive signage for the area;
- f) 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:
  - i) the Heritage Alteration Permit be displayed in a location visible from the street until the work is completed;
  - ii) photographic documentation of the work be submitted to the Heritage Planner upon completion;
  - iii) all exposed wood be painted; and,
  - iv) 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;

- g) 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 Wharncliffe 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:
  - i) the final drawings, showing all details, be provided to the Heritage Planner for approval prior to issuance of the Building Permit;
  - ii) the Heritage Alteration Permit be displayed in a location visible from the street until the work is completed;
  - iii) photographic documentation of the work be submitted to the Heritage Planner upon completion; and,
  - iv) all exposed wood be painted;
- h) 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:
  - i) 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;

- i) 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,
  - ii) the property owner be encouraged to salvage any reusable elements from the existing building;
- j) 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; and,
- k) clauses 1, 4, 6 to 17, 20 and 25, BE RECEIVED;

it being noted that the Planning and Environment Committee heard a verbal delegation from D. Dudek, Chair, London Advisory Committee on Heritage, with respect to these matters.  
(13/13/PEC)



C. Saunders  
City Clerk  
/jb

cc: J. Yanchula, Manager, Urban Regeneration  
K. Gonyou, Heritage Planner  
M. Davis, Planner II  
C. McIntosh, Environmental Service Engineer  
H. Tomlinson, Documentation Services Representative  
London Advisory Committee on Heritage  
List of external cc's on file in the City Clerk's Office