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J. Yanchula

TO:	CHAIR AND MEMBERS PLANNING & ENVIRONMENT COMMITTEE
FROM:	JOHN M. FLEMING MANAGING DIRECTOR, PLANNING AND CITY PLANNER
SUBJECT:	REQUEST FOR DEMOLITION OF HERITAGE LISTED PROPERTIES AT 479-485, 487, AND 489 TALBOT STREET BY: RYGAR PROPERTIES INC. PUBLIC PARTICIPATION MEETING OCTOBER 3, 2016

RECOMMENDATION

That, on the recommendation of the Managing Director, Planning & City Planner, with the advice of the Manager of Urban Regeneration, with respect to the request for the demolition of structures on heritage listed properties located at 479-485, 487, and 489 Talbot Street, the following actions **BE TAKEN**:

- a) the properties at 479-485, 487, and 489 Talbot Street **BE REMOVED** from the Inventory of Heritage Resources (Register); and,
- b) the Chief Building Official **BE ADVISED** that Municipal Council consents to the demolition of the structures on these properties; and,
- c) prior to any demolition, measured drawings documenting the exterior volume of the existing structures **BE PROVIDED** by the applicant and submitted to Planning Services; and
- d) during demolition, actions **BE UNDERTAKEN** by the applicant to salvage and store original exterior materials including brick and exterior masonry from the existing structures for re-use in a commemorative monument to be constructed consistent with the applicable bonus zoning for the property.

PURPOSE AND EFFECT OF RECOMMENDED ACTION

The recommended action would:

- a) remove the properties from the *Inventory of Heritage Resources* (the Register pursuant to Section 27 of the *Ontario Heritage Act*) and allow the requested demolition to proceed; and
- b) provide measures to implement a heritage commemoration strategy for the properties as specified in provisions pursuant to an approved zoning by-law amendment using provisions in Section 37 of the *Ontario Planning Act*.

Agenda Item # Page #

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J. Yanchula

PREVIOUS REPORTS PERTINENT TO THIS MATTER

September 19, 2016. Report to PEC – 9th Report of the LACH, Item 24: recommendation to designate 479-489 Talbot Street (Camden Terrace)

September 6, 2016. Report to PEC – 100 Fullarton Street, 475-501 Talbot Street, and 93-95 Dufferin Avenue (Z-8617).

September 21, 2015. Report to PEC – 11th Report of the LACH, Item 6: recommendation to designate 479-489 Talbot Street (Camden Terrace) and 93-95 Dufferin Avenue.

February 18, 2014. Report to PEC – 100 Fullarton Street and 475 Talbot Street (Z-8285).

BACKGROUND

Location

The subject properties, 479-485, 487, and 489 Talbot Street, are located on the west side of Talbot Street, between Dufferin Avenue and Fullarton Street (Appendix A).

Properties

These properties are locally known as “Camden Terrace.” A plaque to this effect has been affixed to the west façade of the building. These properties have been included on the *Inventory of Heritage Resources* (Register) since 1991 as a Priority 1 resource.

The subject properties are located outside of the Downtown Heritage Conservation District. They are included within the Talbot North area, which has been identified by *Heritage Places* (1994) as a potential Heritage Conservation District.

Description

The building located on the subject properties is a row of six townhouses, or terrace (see Appendix B). Samuel Peters of S. Peters & Sons, who was also the property owner, is credited as its designer. Camden Terrace was built c.1876-1877 using local buff brick in the Italianate style.

Demolition Request

A request for the demolition of the subject heritage listed properties was submitted by the owner on August 16, 2016. A request for the demolition of a heritage listed property made pursuant to the *Ontario Heritage Act* must be resolved by Municipal Council within a 60 day period and must include consultation with the London Advisory Committee on Heritage (LACH). If Municipal Council does not make a decision on the demolition request by October 11, 2016, the request is deemed permitted. Also, the Act requires that Council consult with The LACH before removing reference of a listed property from the Register.

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J. Yanchula

Consultation

Complying with Council Policy for the demolition of heritage listed properties, a public participation meeting before the Planning and Environment Committee is required. Also, notification of the demolition request was sent on August 29, 2016 and September 15, 2016 to 123 property owners within 120m of the subject properties, as well as community stakeholders including the Talbot North Neighbourhood, the Architectural Conservancy Ontario – London Region, London & Middlesex Historical Society, and the Urban League. Notice of the public participation meeting was also published in The Londoner on September 15, 2016.

POLICY REVIEW

Section 2.6.1 of the *Provincial Policy Statement* (2014) directs that “significant built heritage resources and significant cultural heritage landscapes shall be conserved.” “Significant” is defined in the *Provincial Policy Statement* (2014) as, in regards to cultural heritage and archaeology, “resources that have been determined to have cultural heritage value or interest for the important contribution they make to our understanding of the history of a place, and event, or a people.” The objectives of Chapter 13 (Heritage) of the City of London’s *Official Plan* comply with these policies. The Strategic Plan for the City of London 2015-2019 identifies heritage conservation as an integral part of “Building a Sustainable City.”

Downtown Plan

Heritage is one of 9 Values cited in *Our Move Forward: London’s Downtown Plan*, noting, “when planning for new development, integration with the existing heritage will be a foremost consideration”. The plan’s strategic directions most relevant to this application are 5.1 “Continue to support the development of a larger residential community in the downtown to foster a local trade market to offer a diverse array of neighbourhood ‘daily needs’ commercial enterprises” and 5.5 “Create a distinct urban neighbourhood that builds upon and conserves downtown’s cultural heritage values”.

Zoning By-law Amendment Application (Z-8617) – Rygar Properties Inc.

Council, at its meeting held on September 13, 2016 approved a zoning by-law amendment to allow for a comprehensive, phased redevelopment of a 0.6 ha site which incorporates the subject heritage listed properties. Overall, the redevelopment is intended to include a total of three (3) mixed-use apartment buildings containing a total of 703 residential units, 729 parking spaces and 1,670m² of commercial/retail space on the ground floor across the three buildings. The redevelopment will be facilitated through a site-specific bonus zone which will allow for an increased density of 1,200 units per hectare and building heights ranging from nine to thirty-eight storeys, in return for Rygar Properties Inc. entering into an agreement with the City of London which secures a range of matters outlined in the amending Zoning By-law. The matters relating to heritage conservation and commemoration are addressed below in this report.

Building Code Act

The following documents were submitted as part of the Zoning By-law Amendment application (Z-8617): Review of Existing Structural Capacity (Jablonsky, Ast and

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J. Yanchula

Partners, June 25, 2015); Assessment of Fungal Spores, Moisture, and Indoor Air Testing (JMF Environmental, December 15, 2015); Limited Phase II Environmental Site Assessment (exp Services Inc., December 23, 2014); and, Heritage Overview Report (Stantec Consulting Ltd., January 4, 2016). As property condition is not a criterion of consideration for designation under the Ontario Heritage Act, the materials were forwarded to the Building Division. On July 8, 2016 all 6 Camden Terrace properties were issued “Unsafe Building-Order to Make Safe pursuant to Subsection 15.9-(4) of the Building Code Act, 1992”, with Remedial Action noted to “demolish or repair the building in accordance with the 2012 Ontario Building Code”.

CULTURAL HERITAGE EVALUATION

Pursuant to the *Ontario Heritage Act*, Municipal Council may include, or “list”, properties on the Register that it “believes to be of cultural heritage value or interest.” 479-489 Talbot Street is considered to have potential cultural heritage value or interest as a Priority 1 heritage listed property.

Priority levels were assigned to properties included in the *Inventory of Heritage Resources* as an indication of their potential cultural heritage value. Priority 1 properties are:

“Buildings are London’s most important heritage structures and all merit designation under Part IV of the *Ontario Heritage Act*. They are worthy of protection through whatever incentives may be provided in terms of zoning, bonusing, or financial advantages and may be designated without owner’s consent. This group includes not only landmark buildings and buildings in pristine condition, but also lesser well-known structures with major architectural and/or historical significance and important structures that have been obscured by alterations which are reversible” (*Inventory of Heritage Resource*, 2005).

The *Inventory of Heritage Resources* states that further research is required to determine the cultural heritage value or interest of heritage listed properties.

479-489 Talbot Street was evaluated by LACH’s Stewardship Subcommittee, with the assistance of City Heritage Planners, to determine cultural heritage value or interest, in accordance with the following criteria established under *Ontario Heritage Act* Regulation 9/06:

- i. Physical or design value;
- ii. Historical or associative value; and/or,
- iii. Contextual value.

A property is required to meet one or more of the abovementioned criteria to merit protection under Section 29 of the *Ontario Heritage Act*. This evaluation resulted in the preparation of the Statement of Cultural Heritage Value or Interest, attached as Appendix C, which accompanied LACH’s 2015 recommendation to Council that notice be given of intention to designate the subject properties.

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J. Yanchula

2015 Council Direction:

At the September 21, 2015 Planning and Environment Committee meeting there was substantial discussion around the LACH’s recommendation. Rygar’s representatives made submissions and advised the committee of their intent to submit an application for a Zoning By-law amendment which would allow for a comprehensive redevelopment of the subject lands. Rygar also questioned the timing of the recommendation to designate, given previous approaches by Staff and Municipal Council to consider designation of heritage resources in tandem with current applications under the *Planning Act*, and given that they were in the process of preparing a Heritage Study which would soon be submitted to the City. Municipal Council resolved that the LACH recommendation:

***BE REFERRED** to the Civic Administration to consider in conjunction with the evaluation of future planning applications regarding these properties*

The recommendation from Municipal Council outlined above was intended to provide Council with an opportunity to see the “complete picture” prior to making a decision on the designation of the heritage listed properties subject of this report and heritage listed properties at 93-95 Dufferin Avenue. Also of relevance, Municipal Council resolved that:

*The Civic Administration **BE REQUESTED** to work with the developer to evaluate opportunities to integrate heritage elements into the design (of the redevelopment).*

2016 LACH Recommendations:

The following recommendation in the report from the LACH meeting held on July 6, 2016, was included on the Planning and Environment Committee’s July 18, 2016 meeting agenda and reported to Council on its July 26, 2016 meeting agenda:

*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**

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J. Yanchula

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.

Regarding the 9th Report of the London Advisory Committee on Heritage from its September 14, 2016 meeting, the Planning and Environment Committee at its meeting held on September 19, 2016 took the following action regarding Camden Terrace:

That it BE NOTED that the London Advisory Committee on Heritage (LACH) held a general discussion with respect to this matter and the LACH confirmed that the following actions be taken with respect to Camden Terrace:

- 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 as recommended by the London Advisory Committee on Heritage in 2015; and,*

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J. Yanchula

b) the Municipal Council BE ADVISED that the London Advisory Committee on Heritage does not consent to the demolition of the above-noted properties.

The Planning and Environment Committee's recommendation above is reported on Council's September 27, 2016 meeting agenda.

ANALYSIS

Working with Council direction as noted above, Administration considered several options presented by Rygar to integrate heritage elements into its proposed development design. This work was informed by a Heritage Overview Report prepared by, and in dialogue with Rygar's heritage consultant.

The in-situ retention of defined heritage attributes and much of the general built form of the 93-95 Dufferin Avenue heritage listed properties was established in the recommended bonus zone by-law. The conservation of those heritage attributes will be achieved through designation under the Heritage Act.

From the time of its initial planning application, Rygar's proposed development design has been predicated on presenting a Talbot Street building frontage using a contemporary architectural expression, with extensive use of transparent glass. Consistent with that direction, earlier iterations of its proposal illustrated a new facade in a design inspired by a selection of architectural features and general architectural expression of Camden Terrace located next to the heritage listed Dufferin Street properties. Rygar considered Administration's requests to retain Camden Terrace in situ on Talbot Street and responded that this option was not feasible. Since the conservation of its general built form or defined heritage attributes could not be secured, designation of properties at 479-489 Talbot Street under the Heritage Act did not form part of Administration's recommendation on the bonus zoning by-law amendment and Council chose not to move forward with heritage designation.

However, in an effort to achieve a level of heritage conservation outside of preserving the full or partial retention of Camden Terrace's in situ built heritage attributes, Administration requested that Rygar develop a meaningful strategy for incorporating into its proposed development the commemoration of Camden Terrace's tangible and intangible heritage value. The response is detailed in Appendix D, and is summarized in the Sept 6, 2016 Planning & Environment Committee report as follows:

Heritage Commemoration:

Consistent with the heritage commemoration strategy submitted by the applicant's heritage planner, significant attributes of the built heritage resource located at 479-489 Talbot Street (Camden Terrace) shall be commemorated by:

- *The documentation and storage of original materials including brick and exterior masonry work.*
- *The construction of a commemorative monument which interprets a range of the significant heritage attributes of the Camden Terrace front facade in*

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J. Yanchula

the manner generally shown in Schedule “1” to the amending by-law.

- *The provision of plaques, interpretive signage and/or other commemorative items which relate to the heritage attributes of the site and includes the following subject matter: site history with an emphasis on 19th century character of the Talbot Street Corridor; the origins and construction of Camden Terrace; and, details regarding the deconstruction and reconstruction of the commemorative monument (facade replication).*
- *The provision of two-storey vision glass panels along the length of the Talbot Street building façade which is east of the commemorative monument so as to maintain public views to the monument in perpetuity.*

These features are to be achieved among the facilities, services and matters to be provided as outlined in the recently approved bonus zone, which will be secured by the requirement that Rygar Properties Inc. enter into an agreement with the City of London to do so.

CONCLUSION

Staff have considered LACH’s recommended heritage designation for the Camden Terrace properties in the context of Rygar’s site-specific redevelopment proposal. This report is specifically intended to deal with the demolition request received for these heritage listed properties exclusively in the context of the Zoning By-law amendment application approved by Council on September 13, 2016. Congruent with that decision, Administration recommends that Municipal Council consent to the demolition of these properties, and that Camden Terrace be commemorated through the building of a structure/facade, using original materials, and supplemented with other interpretive features within the project.

Consistent with steps necessary to implement the commemoration strategy, prior to building demolition the property owner will be required to prepare detailed scaled architectural drawings of the subject properties, and during demolition, salvage from the building and store original exterior materials including brick and exterior masonry work for re-use in the commemorative monument specified the applicable zoning for the property.

Agenda Item # Page #

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J. Yanchula

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

2016-08/18

jy/

Attach:

- Appendix A — Map
- Appendix B — Illustrative Images
- Appendix C — Statement of Cultural Heritage Value or Interest
- Appendix D — Stantec Consulting Ltd. August 19, 2016 letter
Reference: Commemoration Overview, 479-489 Talbot Street, City of
London Ontario

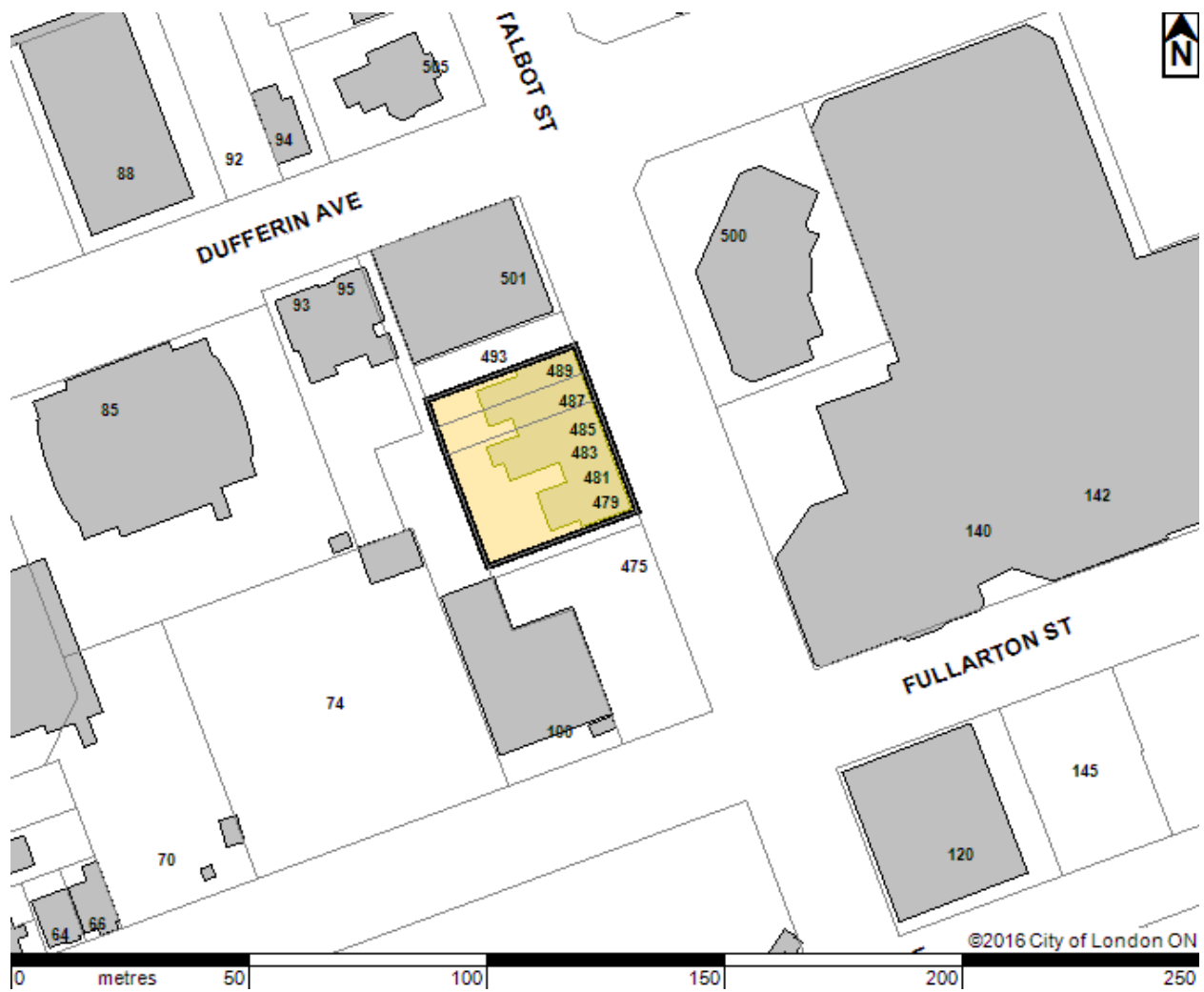
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Agenda Item # Page #

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J. Yanchula

APPENDIX A — Map



Map 1: Property location of 479-489 Talbot Street.

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J. Yanchula

APPENDIX B — Images



Image 1: View of Camden Terrace looking northwest.



Image 2: View of Camden Terrace looking southwest.



Image 3: 479-481 Talbot Street, southerly two units of Camden Terrace.



Image 4: 483-485 Talbot Street, middle two units of Camden Terrace.



Image 5: 487-489 Talbot Street, northerly two units of Camden Terrace.

Agenda Item # Page #

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J. Yanchula

APPENDIX C — Statement of Cultural Heritage Value or Interest for Camden Terrace as provided by the London Advisory Committee on Heritage

Statement of Cultural Heritage Value or Interest for 479, 481, 483, 485, 487, 489 Talbot Street

Legal Description of Property

479-485 Talbot Street: PLAN 61 PT LOT 4 PT LOT 5 S/S MAPLE RP 33R5367 PT PART 1

487 Talbot Street: PLAN 61 PT LOT 4 PT LOT 5 S/S MAPLE

489 Talbot Street: PLAN 61 PT LOT 4 PT LOT 5 S/S MAPLE RP 33R2843 PART 1 REG

Roll Number

479-485 Talbot Street: 010030064000000

487 Talbot Street: 010030063000000

489 Talbot Street: 010030062000000

Property Description

479-489 Talbot Street is located on the west side of Talbot Street, between Fullarton Street and Dufferin Avenue (formerly Maple Street/Hitchcock Street). The building located on the properties is a six-unit terrace, or townhouse/row house, locally known as Camden Terrace. It is believed to have been designed by Samuel Peters Junior in two phases: the northerly four units were built in 1876 and the southerly two units shortly after in 1877. The terrace units are two and a half storeys in height and are built of London (buff) brick. Units in Camden Terrace are paired, with entry doors adjacent and sharing a common stoop.

Physical/Design Values

This property is of physical and design value as a rare example of a late nineteenth century terrace, composed of six attached units. Camden Terrace reflects the refined Italianate detailing expected of a later nineteenth century housing development that appealed to well-to-do Londoners. Camden Terrace demonstrates a high degree of craftsmanship, believed to be the design of Samuel Peters Junior, as demonstrated in the use of characteristic buff brick for the structure and details including brick brackets, dentils and cornice frieze, drip course, roof fire walls, and chimneys. Other architectural details which contribute to the refined qualities of Camden Terrace include unusual carved flat-based half-elliptical lintels over the windows on the ground storey and rounded-bottom half-elliptical lintels on the upper storey, narrow dormers on the shallow roof, and stone corbels at the eaves.

Each of the paired terrace units features tall, narrow windows equally spaced across the terrace, also accenting the Italianate verticality of Camden Terrace. The similarly tall, narrow single leaf front entry doors are paired and accented by a (now blind) transom. Each terrace unit has an identical front three-bay window with a solid sill running across the base and a flat roof articulated by denticulate brickwork. This lends a harmonious rhythm to the whole construction.

The difference between the northerly four units and southerly two units of Camden Terrace are minute. The southerly two units are accessed by an elevated stoop. The height difference is pronounced at the basement level (the northerly four units of Camden Terrace do not have basement windows) however this diminishes to a minor height difference at the roofline. The southerly two units of Camden Terrace are also accented by a pilaster, which is not present on the northerly four units.

Historical/Associative Values

This property and several surrounding properties were owned by Samuel Peters Junior (1822-1882). Samuel Peters Junior was a Surveyor, Architect, and Engineer. He was appointed as Town Engineer in 1852, and became the first City Engineer in 1855. Samuel Peter Junior is responsible for surveying the first City of London map in 1855. He is a noted architect in London having designed several prominent buildings,

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J. Yanchula

including Grosvenor Lodge (1853), first Covent Garden Market building (1853-1854, now demolished), and the Edge Block (1875, southeast corner of Richmond Street and Dundas Street). He oversaw the construction of the city sewer system, surveyed and designed the Mount Pleasant Cemetery, and other undertakings in the rapidly growing City of London. Samuel Peters Junior is believed to be responsible for the design of Camden Terrace. After moving to No. 2 Camden Terrace (481 Talbot Street) in 1881, Samuel Peters Junior died there in 1882. His wife and daughters continued living there after his death.

In addition to historical associations with Samuel Peters Junior and his family, Camden Terrace became a fashionable address for affluent Londoners. Some notable residents included D.S. Perrin of Perrin Biscuit Company, Colonel John Walker of Imperial Oil, Mrs. S. L. Carfrae, Mrs. Louisa Ridout, Richard Shaw-Wood, and Ethelwolfe Scatchard.

Following the construction of the new Federal Courthouse (80 Dundas Street) in 1974, lawyers' offices became common in Camden Terrace, lending the name "Lawyer's Row." 485 Talbot Street was the home of Julius Siskind in 1923-1966, a noted London pawnbroker who became a successful merchant. His son, Abe, founded what would become Siskinds LLP, a prominent Canadian law firm.

Contextual Value

Camden Terrace is historically linked to the mid-nineteenth century development north of the original Mahlon Burwell's survey of the town site of London. Originally part of the Kent Farm, several large commercial and industrial establishments were the first non-agricultural uses in the area. These included the North American Wagon Factory, R. M. McPherson Machine Shop, Fanning Mill Manufacturing, and Joseph D. Saunby's Blackfriars Mill. As residential uses began to develop the Talbot North area as London's first suburban area in the 1860s-1880s, these businesses relocated to other areas of London.

Business owners and workers wanted to live in close proximity to, but outside of, the Downtown. Terrace housing became a practical and elegant solution, signaling the transition of the built form from the Downtown to more residential uses in the Talbot North area. Camden Terrace represents this historic transition and is important in defining the character of the Talbot North area. While the terrace form of the building was once common, Camden Terrace is one of the last remaining nineteenth century terraces in London.

Heritage Attributes

Heritage attributes which support and contribute to the cultural heritage value or interest of Camden Terrace include:

- Rare example of a late nineteenth century terrace development in the Italianate style;
- Form, scale, and massing of a six-unit terrace development, divided into three sets of pairs;
- Elevated stoops and basement windows of the southerly two units (479 and 481 Talbot Street);
- Use of buff brick in the structure of the terrace as well as details including pilasters, drip course, dentils, brackets, and cornice frieze;
- Ground floor bay windows with a continuous plain rectangular lugsill, brickwork detailing, and a flat roof;
- High transoms (now blind) above the front entry doors;
- Plain rectangular lugsills;
- Unusual carved flat-based half-elliptical lintels over the windows on the ground storey and rounded-bottom half-elliptical lintels on the upper storey;
- Roof fire walls with integrated chimneys;
- Narrow dormers with a pair of sash windows separated by a mullion (one per terrace unit) on the shallow sloping roof;

Agenda Item # Page #

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J. Yanchula

- "Camden Terrace" plaque affixed to the building;
- Prominent location on Talbot Street;
- Historical associations with Samuel Peters Junior as the architect and original property owner of Camden Terrace; and,
- Historical associations with other notable occupants.

Agenda Item # Page #

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J. Yanchula

**APPENDIX D — Stantec Consulting Ltd. August 19, 2016 letter
Reference: Commemoration Overview, 479-489 Talbot Street, City of London
Ontario**



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

August 19, 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: Commemoration Overview, 479-489 Talbot Street, City of London, Ontario

INTRODUCTION

Rygar Properties Inc. (Rygar) is preparing a zoning application for a series of properties along Talbot Street in between Dufferin Ave and Fullarton Street. The application includes 12 properties of which eight are listed on the City of London's (the City) *Inventory of Heritage Resources*. As such, a *Heritage Overview Report 93/95 Dufferin Avenue and 479-489 Talbot Street, City of London, Ontario* (the Heritage Report) was prepared by Stantec Consulting Ltd. (Stantec) and issued in draft January 4, 2016. Since this time, a series of meetings and presentations have been made to City Staff, the London Advisory Committee on Heritage (LACH), and the public. In addition, a letter was also issued by Stantec, on April 14, 2016, addressing a request for additional information regarding the contents of the Heritage Report and plans regarding an approach for commemoration.

Since this time, a series of revisions have been made to the development plan to address feedback received from City staff, advisory committees, and the public in general. These revisions have been wide ranging. For the purposes of this letter, revisions relating to 479-489 Talbot Street (Camden Terrace) are discussed as well as the resulting commemoration strategy planned for the built features.

PROJECT HISTORY

As it pertains to Camden Terrace, there have been substantial revisions to the site plan. At the time of the release of the draft Heritage Report, given the limited cultural heritage value and interested identified as well as a series of structural and environmental concerns, documentation and salvage was recommended for the townhouses comprising Camden Terrace. This approach would facilitate the retention of some cultural heritage value or interest, albeit in a different context.

Through a series of discussions with City staff, informed by the City's advisory committees, it was requested that the plans to exclude Camden Terrace from the development be revisited. Rygar, in consultation with E.I. Richmond Architects Ltd. (Richmond Architects), revised the site plan to include commemoration of Camden Terrace in the built form at the corner of Talbot Street and

Design with community in mind

Agenda Item # Page #

Agenda Item #	Page #

J. Yanchula



August 19, 2016
Mike Davis, B.U.R.P.I.
Page 2 of 5

Reference: Commemoration Overview, 479-489 Talbot Street, City of London, Ontario

Dufferin Avenue. This strategy planned for the reuse of salvaged materials in the reconstruction of Camden Terrace and envisioned the creation of a historic experience on the Dufferin Avenue frontage of the property adjacent to the Dufferin Street properties which were planned for partial retention. It was anticipated that some form of interpretative materials would be provided to facilitate an understanding of the site history and context.

City staff reviewed this proposed approach and, based on feedback received from advisory committees including both heritage and urban design, requested that consideration be given to retention or re-creation of the Camden Terrace façade on Talbot Street. This request resulted in additional revisions and inclusion of a commemorative monument constructed inside the Talbot Street lobby. This monument is to be constructed with reclaimed materials from Camden Terrace and will mimic the front façade. This third set of major revisions represents the most recent proposal and will be discussed in more detail below.

COMMEMORATION STRATEGY OVERVIEW

Approach

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.

As discussed in the Heritage Report as well as letter issued, 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.

In the case of Camden Terrace, feedback received from the City indicated a strong community interest in retention. As conservation *in situ* was determined to be infeasible Rygar has chosen to instead commemorate Camden Terrace in the built form through reconstruction of the front façades of the buildings. This approach was taken given site restraints including extensive environmental contamination within and below the buildings alongside structural concerns

Design with community in mind

Agenda Item # Page #

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J. Yanchula



August 19, 2016
Mike Davis, B.U.R.P.I.
Page 4 of 5

Reference: Commemoration Overview, 479-489 Talbot Street, City of London, Ontario

visibility of the structures so as to facilitate their role as historic monuments. With this in mind, the Talbot Street lobby area was chosen as the most visible and publically accessible space within which the large façades could be positioned without compromising the structural integrity of the development. Through a redesign of the lobby space, square footage was reorganized to facilitate not only visual access to the façades but also physical integration into the modern design. The revised design places Camden Terrace at the centre of the development paying homage to the historical roots of the properties.

Materials to be Reused

As depicted in the attached drawings, a large number of materials will be reused in the reconstruction of the façades. These materials are anticipated to include:

- Yellow (London) Bricks;
- Stone lintels and sills (including bay windows and second storey windows); and
- Decorative brackets.

It is anticipated that the reconstructed façades will be constructed entirely with materials reused from Camden Terrace. The bricks will be salvaged during demolition and assessed to collect the bricks in the best condition for reuse on the façades. The lintels, sills, and decorative brackets will be salvaged as well and are anticipated to be in a condition conducive for inclusion in the façades.

Interpretation

In order for the reconstructed Camden Terrace to be understood by the public, including residents and the public at large, an interpretation plan will be developed. It is anticipated that this will include, at minimum, three interpretive plaques. The subject matter of these plaques will be developed pending approval of the proposed strategy but is anticipated to include:

- Site history with emphasis on 19th century character of the Talbot Street corridor
- The origins and construction of Camden Terrace; and
- Deconstruction and reconstruction of commemorative monument.

Rygar, in consultation with Stantec and Richmond Architects, will work with City staff to develop an interpretation approach that can be integrated into the proposed design in a sensitive and historically minded way.

Design with community in mind

Agenda Item # Page #

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J. Yanchula



August 19, 2016
Mike Davis, B.U.R.P.I.
Page 5 of 5

Reference: Commemoration Overview, 479-489 Talbot Street, City of London, Ontario

CLOSING

We trust this letter 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 letter.

Regards,

STANTEC CONSULTING LTD.

Handwritten signature of Meaghan Rivard in black ink.

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Attachment: SP A002.PDF (Renderings)

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Design with community in mind

