Meeting held on February 8, 2017, commencing at 5:30 PM, in Committee Rooms #1 and 2, Second Floor, London City Hall.

PRESENT: D. Dudek (Chair), S. Adamsson, D. Brock, J. Cushing, H. Garrett, S. Gibson, T. Jenkins, J. Manness, B. Vasquez, K. Waud and M. Whalley and J. Bunn (Secretary).

ABSENT: H. Elmslie.

ALSO PRESENT: J. Dent, L. Dent, K. Gonyou and M. Spinks.

I. CALL TO ORDER

1. Disclosures of Pecuniary Interest

That it BE NOTED that no pecuniary interests were disclosed.

II. SCHEDULED ITEMS

2. Cladding Material Choice for the McCormick Rehabilitation

That it BE NOTED that the London Advisory Committee on Heritage (LACH) received the attached presentation from Jennifer Gaudet, Sierra Construction and Walter Derhak, Nicholson Sheffield Architects, with respect to cladding material choices for the McCormick Rehabilitation; it being noted that the LACH stated a preference for the chosen material to be in keeping with the original building materials.

III. CONSENT ITEMS

3. 2nd Report of the London Advisory Committee on Heritage

That it BE NOTED that the 2nd Report of the London Advisory Committee on Heritage from its meeting held on January 11, 2017, was received.

4. Notice of Application - Sifton Properties Limited - 3614, 3630 Talbot Road and 6621 Pack Road

That it BE NOTED that the Notice from N. Pasato, Senior Planner, dated January 11, 2017, with respect to the application by Sifton Properties Limited relating to the properties located at 3614 and 3630 Colonel Talbot Road and 6621 Pack Road, was received.

5. Notice of Application - Market West - 89, 93, 95 and 97 King Street

That the Civic Administration BE ADVISED that, in the opinion of the London Advisory Committee on Heritage (LACH), the application by Market West (London) relating to the properties located at 89, 93, 95 and 97 King Street does not have any adverse impacts to the on-site heritage resources; it being noted that the LACH further points out that the Heritage Impact Assessment does not adequately address the following impacts to adjacent heritage resources:

- podium height and design in relation to the King Street and Talbot Street streetscapes;
- lack of assessment to surrounding heritage resources to the south and west; and,
- the historical research in the Heritage Impact Assessment was not done thoroughly;

it being further noted that the LACH recognizes alleyways as important resources in the Downtown Heritage Conservation District and that the LACH
wishes to be consulted regarding the potential commemoration.

IV. SUB-COMMITTEES & WORKING GROUPS

6. Stewardship Sub-Committee

That it BE NOTED that the minutes of the Stewardship Sub-Committee meeting held on January 25, 2017, were received.

V. ITEMS FOR DISCUSSION

7. North Talbot Neighbourhood Heritage Conservation District

That the delegation request from A.M. Valastro related to the North Talbot Neighbourhood Heritage Conservation District BE APPROVED for a future meeting of the London Advisory Committee on Heritage.

8. Heritage Planner’s Report

That it BE NOTED that the attached submission from K. Gonyou, Heritage Planner, with respect to various updates and events, was received; it being noted that the London Advisory Committee on Heritage also received the attached memo from K. Gonyou, Heritage Planner and L. Dent, Heritage Planner, dated February 7, 2017, related to the 2016 Heritage Planning Program.

VI. DEFERRED MATTERS/ADDITIONAL BUSINESS

9. Work Plan

That it BE NOTED that the London Advisory Committee on Heritage (LACH) held a general discussion related to the 2016 Work Plan.

VII. ADJOURNMENT

The meeting adjourned at 8:29 PM.

NEXT MEETING DATE: March 8, 2017
Context

- Redevelopment of a heritage structure near Old East Village with frontage on Dundas Street
- Will be the first major redevelopment in this area
  - Cost of rehabilitation and remediation must allow the lease rates to still be affordable in this un-gentrified neighbourhood
- We will be applying for Heritage and Brownfield CIP grants
- Unknown CIP contributions from City create uncertainty in our budget

Heritage Features

- Massing of the building
- Window openings and patterning
- Entrance canopies
- White cladding
  
  "White cladding has been applied to define and delineate façade features including a pilaster like effect from ground level to cornice line and to frame window openings on the front, east and west facades. The pattern of the cladding is worthy of preservation in the event a substitute material is applied. Beneath the window sills are rectangular panels with a slightly raised border."
  
  - McCormick Heritage Designating By-law L.S.P. 3441-366

Cladding Option 1 – Terra Cotta

<table>
<thead>
<tr>
<th>Pros</th>
<th>Cons</th>
</tr>
</thead>
<tbody>
<tr>
<td>Would replicate the existing facade</td>
<td>Cost prohibitive</td>
</tr>
</tbody>
</table>

Conclusion: Not being considered due to cost

Cladding Option 2 – Ceramitex

<table>
<thead>
<tr>
<th>Pros</th>
<th>Cons</th>
</tr>
</thead>
<tbody>
<tr>
<td>Available in multiple sheens and colours</td>
<td>Cost prohibitive</td>
</tr>
<tr>
<td>Can be easily applied to the existing building</td>
<td>Sheen makes the product vulnerable to vandalism</td>
</tr>
</tbody>
</table>

Conclusion: Not being considered due to cost
Cladding Option 3 – ACM Panels

Pros
• Available in close colour match and a gloss sheen
• Multiple suppliers and installers available
• Affordable
• Panels can be pre-fabricated for easy installation
• Can be easily applied to existing building

Cons
• Can be expensive
• Modern cladding
• No texture

Conclusion:
Being considered pending cost estimates and CIP contributions

Cladding Option 4 – EIFS/Arriscraft

Pros
• Affordable
• Textured
• Available in multiple panel sizes
• Available in close colour match
• Can be easily shaped to create profiles and details

Cons
• No sheen
• Labour intensive
• Single supplier
• Installation of EFIS style system requires strict quality control

Conclusion:
Being considered pending cost estimates and CIP contributions

Conclusion
• The significant costs of rehabilitation and market demand necessitate a cladding option that is affordable.
• The Arriscraft and ACM panels are our top preliminary cladding choices to date.
Heritage Planners’ Report to LACH: February 8, 2017

1. Heritage Alteration Permits processed under Delegated Authority By-law:
   a. 616 Waterloo Street (West Woodfield HCD): rear addition
   b. 148 Wharncliffe Road North (B/P HCD): rear addition, remove garage

2. East Woodfield HCD & Bishop Hellmuth HCD

3. Gibbons Park Bathhouse – John Gibbons Counsel dedication

4. 2016 Heritage Planning Program Annual Report

Upcoming Heritage Events

- Black History Month – see reverse
- My Name is Margaret Harman play by Jason Rip, in support of the Fugitive Slave Chapel Preservation Project – Wednesday February 8 – Saturday February 11, 2017 at the Arts Project (203 Dundas Street). www.fscpp.ca www.artsproject.ca/theatre/my-name-is-margaret-harman
- Pints & Politics (Urban League): Blast from the Past (Heritage) – Thursday February 9, 2017 at Wich is Wich (125 King Street) at 5:30pm www.eventbrite.ca/e/pints-politics-a-blast-from-the-past-tickets-31522007172
- Community Heritage Investment Program – accepting applications until Friday February 10, 2017 www.londonculture.ca/things-we-do/community-heritage-investment-program-chip
- Be Mine, Dance & Dinner – Saturday February 11, 2017 at 6:30pm at Elsie Perrin Williams Estate (101 Windermere Road). www.heritagelondonfoundation.ca
- London & Middlesex Historical Society – Vintage London – Wednesday February 15, 2017 at 7:30pm at the Old Courthouse (399 Ridout Street North)
- ACO-HLF 10th Annual Awards Gala – Thursday February 16, 2017 at 7:00pm at the Delta Armouries (325 Dundas Street). ACO & HLF members free, guests $20. www.acolondon.ca/acoLondon/Awards.html
- Ontario Heritage Week – February 20-26, 2017 www.heritagetrust.on.ca/Programs/Heritage-Week.aspx
- Urban League: Heritage Conservation Districts in London – Thursday February 23, 2017 at 7:00pm at Grosvenor Lodge (1017 Western Road)
- London Endowment Fund for Heritage – accepting application until Tuesday April 4, 2017. www.lcf.on.ca/receive/london-endowment-heritage-grant-program
15th Annual Black History Month
A Story of Courage,
Celebrating the 20th Anniversary of Black History Month in Canada

“The goal of the London Black History Coordinating Committee is to engage the community in celebrating Black History Month through organizing, supporting, and collaborating with community organizations on programs and activities that are available in the region to educate, inform and uplift.”

OPENING CELEBRATION
Time: 1:00 – 4:00 PM
Museum London
422 Reid St. North, London
Admission: Free

Cultural groups and services present their art, crafts, entertainment, music and delicious food.

Guest Speaker: Sunday Ajak, John Paul II Catholic Secondary School Student & Motivational Speaker
Performance: Laurier Chamber Choir
Contact: Museum London 519.461.0333
Email: levy@londoner.org

FILM FESTIVAL
Time: 6:30PM
The Palace Theatre
710 Dundas Street, London
Tickets are $8 for 2 movies
Your attendance on this date is a fundraiser for the London Black History Coordinating Committee

Double Bill:
“Half of a Yellow Sun”

English film with French subtitles
Twin sisters from Nigeria make life choices that lead to a falling-out between the two of them. Eventually, they both become embroiled in their country’s political unrest and civil war.

“MBA Bien-aimé”

Beloved
French film with English subtitles
Intense, intriguing drama about Sethe, an escaped slave who forges a new life but is haunted by the past in the form of her dead daughter’s ghost. Sethe’s journey out of slavery epitomizes the struggle of African Americans to find freedom at the end of the 19th century.

Contact: Ibra ibra@crflondon.on.ca

Visit our website at:
www.lbhcc.ca

Check us on Facebook - London Black History Coordinating Committee
Follow us on Twitter @LBHCC
To include your events on our website, contact
Chistina Lord at christina.lord46@gmail.com
Calendar translated by ACO’s translation services.

2017 BLACK COMMUNITY ACHIEVEMENT AWARD
Call for Nominees
The London Black History Coordinating Committee recognizes two deserving members of our community, (one male and one female) based on their past and/or present service and contribution to the community, both in the Black community and the community at large.

Forms available online: https://docs.google.com/forms/d/1F4PaLQVfCHWcAygEqTqMmW4n8bKz0Z1EOm9tCf6CA/viewform?crltamp=1&k=usm_form_link

Contact: Silence.pyelene@gmail.com

THE Lewis Caray Trailblazers Award for Youth
Time: 6:00 PM
London Police Station
601 Dundas St., London
Admission: Free
Sponsored by the London Police Services

The London Police Service is proud to recognize high school youth from the African, Caribbean and Black communities at the Trailblazers Awards. The keynote speaker will be the Commissioner of the Women of Worth youth group, Rebea Moore-Nash. Everyone is invited to attend.

Donations will be served after the awards presentation
Contact: Theresa Allott, Diversity Officer
diversityofficer@police.london.ca

African Food Festival
Time: 5:00 – 8:00 PM
St. Michael’s Parish
311 Chippewa Street, London
Admission: Free
Donations to the London Black History Coordinating Committee gratefully accepted.

Africa is a vast continent and its traditional dishes vary greatly from one region to another. In Africa, cooking rhymes with hospitality and sharing. A meal is not just food; it represents a chance to meet and mingle. Join us and we will take you on a journey through the kitchens of Africa to discover the scents and culinary flavors of a continent.

Contact: Ibra ibra@crflondon.on.ca

MOVIE NIGHT
Time: 6:00 – 9:00 PM
London Central Library
251 Dundas St. London
Admission: Free
Sponsored by the Congress of Black Women, London Chapter

This award-winning film tells the story of the Nigerian-born immigrant, forensic neuropathologist, Dr. Bennett Omalu, who discovered chronic traumatic encephalopathy (CTE), a debilitating brain disease caused by repeated concussions in football players and his efforts to publicize his research and to raise public awareness.

Please call the library for more information, including the film title at 519-661-4600.

AN AFTERNOON AT THE MOVIES
Time: 1:30PM
Chisholm Library
301 Oxford St. W., London
Admission: Free
A soldier is killed while returning to his base in the deep south. A tough African American military officer is brought in to find out the truth. Will the attorney find the killer? (Audio Cinema Films)

Please call the library for more information, including the film title at 519-661-4600.

CLOSING GALA & RECEPTION
5:00 – 7:00 PM (Doors open at 5pm)
Central Library
251 Dundas St. London
Admission: $15 for adults, $5 for children (12-12yrs)

Join us for an entertaining line-up of dance, song, spoken word, history, and more, Presentation of the Black Community Achievement Awards. Reception to follow.

Tickets available at the door at the event.

Contact the library for more information, at 519 661-4600.
MEMO

To: Chair and Members, London Advisory Committee on Heritage

From: Kyle Gonyou, Heritage Planner
      Laura Dent, Heritage Planner

CC: John M. Fleming, City Planner
    Jim Yanchula, Manager, Urban Regeneration

Date: February 7, 2017

Re: 2016 Heritage Planning Program

Overview
The following information provides a summary of the 2016 Heritage Planning Program.

At the end of 2016, London has:
- Seven Heritage Conservation Districts with over 4,000 heritage designated properties;
- 328 individual heritage designated properties;
- 1,740 heritage listed properties; and,
- One cultural heritage landscape.

London Advisory Committee on Heritage
At the direction of Municipal Council, the London Advisory Committee on Heritage (LACH) prepared, adopted, and monitored its first Work Plan in 2016. The LACH provided comments and advice to Civic Administration and Municipal Council on a variety of matters within the scope of its Terms of Reference including: Heritage Impact Statements, vacant buildings, cultural heritage interpretive signs, commemoration of historical figures, planning and development applications, environmental assessments, parks, community improvement plans, consultations with property owners, and the Ontario Culture Strategy.

Archaeological Resources
The Archaeological Master Plan Review Project commenced in 2016. Progress included two meetings of the Steering Committee for the project, as well as outreach at International Archaeology Day at the Museum of Ontario Archaeology on October 15, 2016.

Preliminary findings of the Archaeological Master Plan Review Project found the existing archaeological potential model to be working at an efficacy rate of 100% with the inclusion of alluvial soils for Indigenous/Pre-Contact archaeological resources and 72% for Historical/Colonial archaeological resources. Further work continues.

Additions to the Inventory of Heritage Resources (Register)
Three properties were added to the Inventory of Heritage Resources (Register pursuant to Section 27 of the Ontario Heritage Act) in 2016:
- Western Counties Cultural Heritage Landscape;
- 21 Wharncliffe Road South (Children’s Museum/former Riverview Public School); and,
- 5200 Wellington Road South (Regina Mundi Catholic College).

**Part IV Designations**

Four properties were designated under Part IV of the *Ontario Heritage Act* in 2016:
- 235 Thames Street (King Street Bridge);
- 864-872 Dundas Street (LIFE*SPIN);
- 68 Bruce Street;
- 1656 Hyde Park Road.

Notice of Intent to Designate 4402 Colonel Talbot Road (McEachren Public School/Lambeth Continuation School) under the *Ontario Heritage Act* was appealed to the Conservation Review Board. The Conservation Review Board hearing was scheduled for January 30-31, 2017.

Municipal Council also resolved to issue its Notice of Intent to Designate 129 Langarth Street East under the *Ontario Heritage Act*.

**Technical Amendment/Repeal of Designating By-law**

A technical error in the designating by-law for 3551 Colonel Talbot Road (Mathers Cemetery) was corrected.

The designating by-law for 275 Thames Street (former location of the Fugitive Slave Chapel, now located at 432 Grey Street) was repealed.

A request to repeal the designating by-law for 142 Kent Street was refused by Municipal Council on June 23, 2016.

**Heritage Conservation Districts**

The St. George-Grosvenor Heritage Conservation District Study continued in 2016 with a third Community Information Meeting held on June 28, 2016. The draft and revised St. George-Grosvenor Heritage Conservation District Study were published on the City’s webpage for the project. Actions directed by Municipal Council following the January 17, 2017 adoption of the St. George-Grosvenor Heritage Conservation District Study will be included in the 2017 Annual Report.

**Heritage Alteration Permits**

Sixty Heritage Alteration Permits were process in 2016. Eighteen Heritage Alteration Permit applications required consultation with the LACH and approval by Municipal Council. Forty-two Heritage Alteration Permit applications met the parameters of the Delegated Authority By-law and were approved by the City Planner.

<table>
<thead>
<tr>
<th>Municipal Council Approval</th>
<th>Delegated Authority Approval</th>
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<tbody>
<tr>
<td>1040 Waterloo Street;</td>
<td>147 Wortley Road;</td>
</tr>
<tr>
<td>31 Argyle Street</td>
<td>2-4 Cartwright Street;</td>
</tr>
<tr>
<td>840 Wellington Street;</td>
<td>410 Dufferin Avenue;</td>
</tr>
<tr>
<td>455 Clarence Street;</td>
<td>326 St. James Street;</td>
</tr>
<tr>
<td>516 Grosvenor Street;</td>
<td>167 Wharncliffe Road North;</td>
</tr>
<tr>
<td>West London Dyke;</td>
<td>239 Tecumseh Avenue East;</td>
</tr>
<tr>
<td>853 Waterloo Street;</td>
<td>228-230 Dundas Street;</td>
</tr>
<tr>
<td>Harris Park Pavilion;</td>
<td>176 Dundas Street;</td>
</tr>
<tr>
<td>216 Wharncliffe Road North;</td>
<td>473 Baker Street;</td>
</tr>
<tr>
<td>104 Wortley Road;</td>
<td>517 Dufferin Avenue;</td>
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<tr>
<td>504 Colborne Street;</td>
<td>312 Grosvenor Street;</td>
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<tr>
<td>882 Lorne Avenue;</td>
<td>842 Wellington Street;</td>
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<tr>
<td>183 Bruce Street;</td>
<td>96 Bruce Street;</td>
</tr>
<tr>
<td>865 Hellmuth Avenue;</td>
<td>36 Grosvenor Street;</td>
</tr>
<tr>
<td>293 Central Avenue;</td>
<td>259 Sydenham Street;</td>
</tr>
<tr>
<td>40 Byron Avenue East;</td>
<td>408 Simcoe Street;</td>
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<tr>
<td>421 Ridout Street North;</td>
<td>468 Wellington Street;</td>
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<tr>
<td>309-311 Wolfe Street.</td>
<td>864-872 Dundas Street;</td>
</tr>
</tbody>
</table>

No Heritage Alteration Permit applications were refused in 2016. One Heritage Alteration Permit application was withdrawn. Some properties listed above received multiple, separate Heritage Alteration Permits but are only listed once.

The increasing number of Heritage Alteration Permit applications correlates to a growing number of heritage designated properties, particularly within London’s Heritage Conservation Districts. However the number of Heritage Alteration Permits noted above only accounts for alterations requiring approval under the *Ontario Heritage Act*; a more fulsome account of review undertaken by staff will be provided for 2017.

Non-compliance and works initiated without receiving Heritage Alteration Permit approval continues to be a cause for concern and the primary reason to refer Heritage Alteration Permit applications to the LACH for Municipal Council approval. In the latter half of 2016, over twenty properties were found to have initiated alterations without Heritage Alteration Permit approval.

**Demolitions**
The following properties received consent to demolish from Municipal Council and were removed from the *Inventory of Heritage Resources* (Register) in 2016:

- 78-88 Oxford Street West;
- 5067 Cook Road;
- 5221 Cook Road;
- 269 Thames Street;
- 191 Commissioners Road East;
- 479-489 Talbot Street (Camden Terrace);
- 806 Victoria Street (St. Peter’s Cemetery; note: property not removed from Register).

The LACH recommended designation of 479-489 Talbot Street (Camden Terrace) at its meeting on September 14, 2016. Municipal Council did not accept this recommendation and Camden Terrace was demolished in October-November 2016.

The following three properties located within a Heritage Conservation District obtained approval from Municipal Council to demolish with conditions in 2016:
- 175-179-181 King Street;
- 102 Wharncliffe Road North;
- Rear of 183 King Street.

Staff also completed Step 2 of the Required Clearances for Demolition Permit for an additional 84 properties in 2016.