

3RD REPORT OF THE
LONDON ADVISORY COMMITTEE ON HERITAGE

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

Preliminary McCormick Cladding Options



LACH Meeting
February 8, 2017

NICHOLSON
SHEFFIELD
ARCHITECTS
INC.

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

Pros

- Would replicate the existing facade

Cons

- Cost prohibitive
- Only one supplier
- Long lead time
- Labour intensive
- Energy intensive
- Difficult to repair

Conclusion:

Not being considered due to cost

White Cladding: Original (below)

1960s cladding (below)



Cladding Option 2 – Ceramitex

Pros

- Available in multiple sheens and colours
- Can be easily applied to the existing building

Cons

- Cost prohibitive
- Sheen makes the product vulnerable to vandalism

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)
- 5th Annual Heritage Fair – Saturday February 25, 2017.
www.londonculture.ca/heritagefair
- London Endowment Fund for Heritage – accepting application until Tuesday April 4, 2017. www.lcf.on.ca/receive/london-endowment-heritage-grant-program

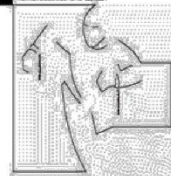
15th Annual Black History Month

A Story of Courage,

Celebrating the 20th Anniversary of Black History Month in Canada

LONDON BLACK HISTORY COORDINATING COMMITTEE

FEBRUARY 2017



"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."

<p>OPENING CELEBRATION Time: 1:00 – 4:00 PM Museum London 421 Ridout St. North, London Admission: Free</p> <p>Cultural groups and services present their art, crafts, entertainment, music and delicious food.</p> <p>Guest Speaker: Sunday Ajak , John Paul II Catholic Secondary School Student & Motivational Speaker Performance: Laurier Chamber Choir</p> <p>Contact: Museum London 519.661.0333 Leroy: leroy@lusocentre.org</p>	<p>SAT 4</p>	<p>A NIGHT AT THE MOVIES—Film Series Time: 6:00PM Crouch Library, 550 Hamilton Rd. London Admission: Free</p> <p>This film is based on the incredible true story of the legendary athletic superstar, Jesse Owens, and his mission to become the greatest track and field athlete in history. This is a fascinating film about courage, determination, tolerance, and friendship, and an inspiring drama about one man's fight to become an Olympic legend (Criterion).</p> <p>Please call the library for more information, including the film title at 519-661-4600.</p>	<p>THU 9</p>	<p>A Raisin In The Sun Time: 8:00PM Main Stage @ The Palace Theatre 710 Dundas Street, London Tickets: \$25</p> <p>By Lorraine Hansberry Directed by Martin McIntosh "What happens to a dream deferred? Does it dry up like a raisin in the sun?"- Langston Hughes (1951). Sacrifice, trust, and love among the Younger family and their heroic struggle to retain dignity is a timeless story of hope and inspiration. The play is as relevant now as it was when it opened on Broadway in 1959.</p> <p>February 9-19 —8PM February 12 & 19 - 2PM Matinee Contact :The Palace Box office (519) 432-1029 or buy online mytickets.palacetheatre.ca</p>
<p>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</p> <p>Double Bill: "Half of a Yellow Sun" <u>English film with French subtitles</u> 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.</p> <p>"Ma Bien--aimée" - "Beloved" <u>French film with English subtitles</u> 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.</p> <p>Contact: lbra lbra@cclondon.on.ca</p>	<p>SUN 12</p>	<p>Visit our website at: www.lbhcc.ca</p> <p>Check us on Facebook - London Black History Coordinating Committee</p> <p>Follow us on Twitter - @LBHCC</p> <p>To include your events on our website, contact Christina Lord at christinalord14@gmail.com</p> <p>Calendar translated by ACFO's translation services. 2017 BLACK COMMUNITY ACHIEVEMENT AWARD <u>Call for Nominees</u></p> <p>The London Black History Coordinating Committee will recognize 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.</p> <p>Forms available online: https://docs.google.com/forms/d/e/1FAIpQLSFCWdLcrgyTQMnmNmB-g5pTv_zWbtXgATkAW2qxZgmrsCvEA/viewform?c=0&w=1&usp=mail_form_link</p> <p>Contact: Silence psyence.genti@gmail.com</p>		<p>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</p> <p>This awarded film tells the story of the Nigerian-born immigrant, forensic neuropathologist Dr. Bennet 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.</p> <p>Please call the library for more information, including the film title at 519-661-4600.</p>
<p>The Lewis Coray Trailblazers Award for Youth Time: 6:00 PM London Police Station 601 Dundas St., London Admission: Free</p> <p>Sponsored by the London Police Services</p> <p>The London Police Service is proud to recognize high school youth from the African, Caribbean and Black communities at the Trailblazer Awards. The keynote speaker will be teacher and organizer of the Women of Worth youth group, Rheba Moore- Nash. Everyone is invited to attend. Hors d'oeuvres will be served after the awards presentation</p> <p>Contact: Theresa Allott , Diversity Officer diversityofficer@police.london.ca</p>	<p>FRI 17</p>	<p>AFRICAN FOOD FESTIVAL Time: 5:30—8:00PM St. Michael's Parish 511 Cheapside Street, London Admission: Free Donations to the London Black History Coordinating Committee gratefully accepted.</p> <p>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 flavours of a continent.</p> <p>Contact: lbra lbra@cclondon.on.ca</p>	<p>FRI 17</p>	<p>AN AFTERNOON AT THE MOVIES Time: 1:30PM Cherryhill Library 301 Oxford St. W. London Admission: Free</p> <p>A soldier is killed while returning to his base in the deep south. A tough African American army attorney is brought in to find out the truth. Will the attorney find the killer? (Audio Cine Films).</p> <p>Please call the library for more information, including the film title at 519-661-4600.</p>
				<p>CLOSING GALA & RECEPTION 4:00 – 7:00 PM (doors open at 3pm) Central Library 251 Dundas St. London Admission: \$15 for adults; \$5 for children (2-12yrs)</p> <p>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.</p> <p>Tickets available at the door at the event.</p> <p>Contact the library for more information, at 519-661-4600.</p>



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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.

Municipal Council Approval	Delegated Authority Approval
<ul style="list-style-type: none"> ▪ 1040 Waterloo Street; ▪ 31 Argyle Street ▪ 840 Wellington Street; ▪ 455 Clarence Street; ▪ 516 Grosvenor Street; ▪ West London Dyke; ▪ 853 Waterloo Street; 	<ul style="list-style-type: none"> ▪ 147 Wortley Road; ▪ 2-4 Cartwright Street; ▪ 410 Dufferin Avenue; ▪ 326 St. James Street; ▪ 167 Wharncliffe Road North; ▪ 239 Tecumseh Avenue East; ▪ 228-230 Dundas Street;

<ul style="list-style-type: none"> ▪ Harris Park Pavilion; ▪ 216 Wharncliffe Road North; ▪ 104 Wortley Road; ▪ 504 Colborne Street; ▪ 882 Lorne Avenue; ▪ 183 Bruce Street; ▪ 865 Hellmuth Avenue; ▪ 293 Central Avenue; ▪ 40 Byron Avenue East; ▪ 421 Ridout Street North; ▪ 309-311 Wolfe Street. 	<ul style="list-style-type: none"> ▪ 176 Dundas Street; ▪ 473 Baker Street; ▪ 517 Dufferin Avenue; ▪ 312 Grosvenor Street; ▪ 842 Wellington Street; ▪ 96 Bruce Street; ▪ 36 Grosvenor Street; ▪ 259 Sydenham Street; ▪ 408 Simcoe Street' ▪ 468 Wellington Street; ▪ 864-872 Dundas Street; ▪ 773 Wellington Street; ▪ 100 Dundas Street; ▪ 23 Euclid Avenue; ▪ 4 Covent Market Place; ▪ 525 Princess Avenue; ▪ 42 Oxford Street West; ▪ 167 Duchess Avenue; ▪ 790 Wellington Street; ▪ 1 Dundas Street; ▪ 169 Wharncliffe Road North; ▪ 188-190 Dundas Street; ▪ 272 Grosvenor Street; ▪ 71 King Street; ▪ 174 Wortley Road; ▪ 633 Dufferin Avenue; ▪ 553 Dufferin Avenue; ▪ 209 Dundas Street; ▪ 161 Duchess Avenue; ▪ 469 Waterloo Street.
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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 Wharnccliffe 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.