

**6TH REPORT OF THE**  
**LONDON ADVISORY COMMITTEE ON HERITAGE**

Meeting held on May 10, 2017, commencing at 5:33 PM, in Committee Rooms #1 and #2, Second Floor, London City Hall.

**PRESENT:** D. Dudek (Chair), S. Adamsson, D. Brock, J. Cushing, H. Elmslie, S. Gibson, T. Jenkins, J. Manness and K. Waud and J. Bunn (Secretary).

**ABSENT:** H. Garrett, B. Vazquez and M. Whalley.

**ALSO PRESENT:** J. Dent, L. Dent, J. Fullick, K. Gonyou and D. MacRae.

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**I. CALL TO ORDER**

1. Disclosures of Pecuniary Interest

That it BE NOTED that no pecuniary interests were disclosed.

**II. SCHEDULED ITEMS**

2. Heritage Alteration Permit Application - 882 Lorne Avenue - Old East Heritage Conservation District

That, on the recommendation of the Managing Director, Planning and City Planner, with the advice of the Heritage Planner, the application under section 42 of the *Ontario Heritage Act* to build a new front porch for the building located at 882 Lorne Avenue, within the Old East Heritage Conservation District, BE PERMITTED as described in the staff report dated May 10, 2017, subject to the following terms and conditions:

- a total of five full capped newel posts (of wood) – (2) at corners of the upper deck with (1) in between positioned over the lower deck column and (2) additional capped posts at bottom run on either side of porch stair;
- a total of two capped partial newel posts (of wood) located at existing brick face wall at upper deck;
- cornice eave and entablature profile and detailing constructed based on original porch;
- wood lattice skirting beneath porch stairs;
- smooth wood columns with integral Tuscan capitals made of wood;
- all exposed wood to be primed and painted; and,
- the heritage alteration permit be displayed in a location visible from the street until the work is completed;

it being noted that the London Advisory Committee on Heritage received the attached presentation from L. Dent, Heritage Planner related to this matter.

3. Request for Demolition of Heritage Designated Properties located at 345, 349 and 351 Ridout Street North by Info-Tech Research Group

That, on the recommendation of the Managing Director, Planning and City Planner, with the advice of the Heritage Planner, the Chief Building Official BE ADVISED that Municipal Council consents to the demolition of the buildings known as 345 Ridout Street North, 349 Ridout Street North and 351 Ridout Street North in the Downtown Heritage Conservation District pursuant to Section 42(1) of the *Ontario Heritage Act*, subject to the following terms and conditions:

- prior to any demolition, measured drawings and photo documentation be completed by the applicant and submitted to Planning Services of the exterior of all existing buildings known as 341, 345, 349, 351, 355 and 359 Ridout Street North and 45 King Street;
- prior to any demolition activity, a conservation plan satisfactory to the Chief Building Official, be provided by the applicant to ensure the

- protection and structural viability of the buildings remaining on site;
- the applicant be required to post a bond or provide a certificate of insurance as a guarantee that the buildings remaining on site will be protected during the demolition processes;
- the proposed project outlined in the Heritage Impact Assessment, as appended to the staff report dated May 10, 2017, be endorsed in principle, and details be refined and submitted as part of a complete heritage alteration permit application, with approval authority delegated to the City Planner; and,
- the property owner be encouraged to retain and interpret historic artifacts related to the histories of the subject properties;

it being noted that the London Advisory Committee on Heritage received the attached presentations from G. Gallagher, Nicholson Sheffield Architects Inc. and K. Gonyou, Heritage Planner, with respect to this matter.

#### 4. Heritage Alteration Permit Application - Blackfriars Bridge (2 Blackfriars Street) - City of London

That, on the recommendation of the Managing Director, Planning and City Planner, with the advice of the Heritage Planner, the heritage alteration permit application, pursuant to Section 42 of the *Ontario Heritage Act*, for the Blackfriars Bridge (2 Blackfriars Street) BE APPROVED subject to the following terms and conditions:

- photo and video documentation of the removal, rehabilitation and reinstatement of the Blackfriars Bridge be completed as a component of the bridge rehabilitation project and be submitted to Planning Services to contribute to the archival record of this important piece of civic infrastructure;
- a protection plan be prepared and implemented as a component of the bridge rehabilitation project to ensure that heritage designated properties adjacent to the bridge rehabilitation project, including 9 Blackfriars Street, do not suffer adverse impact during the rehabilitation project;
- the design of the pedestrian railing for the Blackfriars Bridge be refined in consultation with the Heritage Planner to retain as much of the original material as possible, while meeting current requirements of the *Canadian Highway Bridge Design Code*;
- the design of the clearance beam be refined in consultation with the Heritage Planner to provide a design that is compatible with the Blackfriars/Petersville Heritage Conservation District Plan;
- the design of the fencing/guards/hand railings along the Thames River within the project area for the Blackfriars Bridge rehabilitation be coordinated to match the designs for the West London Dyke Project;
- the proposed Blackfriars Bridge monument/artifact be endorsed and be referred to the Culture Office for implementation;
- the Highway Traffic Act signage on the bridge be minimized and all such signage and lighting be sympathetic to the on-site and neighbouring heritage resources; and,
- the vehicular/cyclist guardrail design be more sympathetic to the bridge design to reduce obtrusiveness, including the colour and the material thickness;

it being noted that the London Advisory Committee on Heritage (LACH) recommends that, recognizing that the existing railing does not meet the requirements of the current Canadian Highway Bridge Design Code, as much of the existing pedestrian railing be retained as possible and that alteration to the lattice detailing, particularly its openings, would have an adverse impact on this heritage attribute of the Blackfriars Bridge;

it being further noted that the LACH received the attached presentation from C. Haines and C. McQueen, Dillon Consulting Ltd., with respect to this matter.

### III. CONSENT ITEMS

#### 5. 5th Report of the London Advisory Committee On Heritage

That it BE NOTED that the 5th Report of the London Advisory Committee on Heritage, from its meeting held on April 12, 2017, was received.

#### 6. Letter of Resignation - M. Spinks

That it BE NOTED that the letter of resignation from M. Spinks, post-secondary student representative on the London Advisory Committee on Heritage, was received.

#### 7. Notice of Application - City of London - City Wide

That it BE NOTED that the Notice from C. Parker, Senior Planner, dated May 2, 2017, with respect to an application for a zoning by-law amendment to remove a regulation which currently prohibits amplified and electronic music, dancing and other forms of entertainment on patios, was received.

#### 8. Notice of Application - GSP Group Inc. - 560 and 562 Wellington Street

That it BE NOTED that the Notice from J. Adema, Planner II, dated April 19, 2017, with respect to an application by GSP Group Inc. related to the properties located at 560 and 562 Wellington Street, was received.

#### 9. Notice of Application - Old Oak Properties - 515 Richmond Street

That it BE NOTED that the Notice from B. Turcotte, Senior Planner, dated April 13, 2017, with respect to an application by Old Oak Properties related to the property located at 515 Richmond Street, was received.

#### 10. London Community Foundation - Fund Statement for Year Ending December 2016

That Civic Administration BE DIRECTED to research the feasibility of publishing individual grants given by the London Endowment for Heritage Fund in the future; it being noted that the London Advisory Committee on Heritage received a communication from L. Runciman, London Community Foundation, dated April, 2017, with respect to this matter.

### IV. SUB-COMMITTEES & WORKING GROUPS

#### 11. Stewardship Sub-Committee

That it BE NOTED that the Stewardship Sub-Committee report from its meeting held on April 26, 2017, was received.

### V. ITEMS FOR DISCUSSION

#### 12. Vacant Unit Rebate and Vacant/Excess Land Subclass Tax Reduction

That Municipal Council BE ADVISED that the London Advisory Committee on Heritage recommends that the vacancy rebate program be eliminated, particularly as it relates to heritage listed and heritage designated properties.

#### 13. LACH Terms of Reference

That the consideration of the London Advisory Committee on Heritage (LACH) Terms of Reference BE DEFERRED to the June meeting of the LACH for further discussion.

#### 14. Heritage Planners' Report

That Civic Administration BE REQUESTED to research the feasibility of placing a "stop work order" on the demolition of the property located at 660 Sunningdale Road East as the property is listed on the inventory of heritage resources; it

being noted that the attached submission from K. Gonyou and L. Dent, Heritage Planners, with respect to various updates and events, was received.

**VI. DEFERRED MATTERS/ADDITIONAL BUSINESS**

None.

**VII. ADJOURNMENT**

The meeting adjourned at 8:35 PM.

**NEXT MEETING DATE: June 14, 2017**



# Heritage Alteration Permit

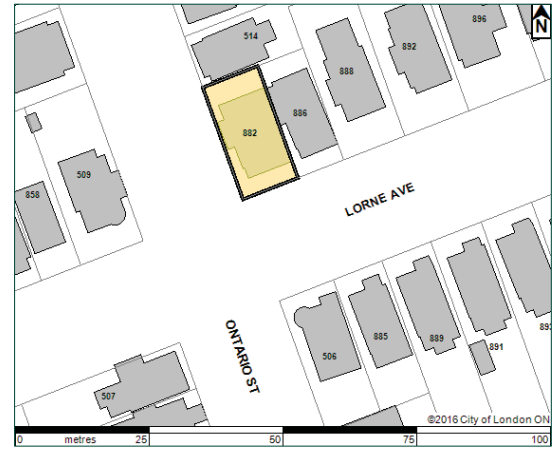
front façade, 2015



882 Lorne Avenue  
May 10, 2017



# Location



location map  
882 Lorne Avenue



# Property + Description



882 Lorne Ave.



# original porch detailing



existing porch with original porch detailing (e.g. cast concrete columns, concrete piers)

882 Lorne Avenue



# original porch removal



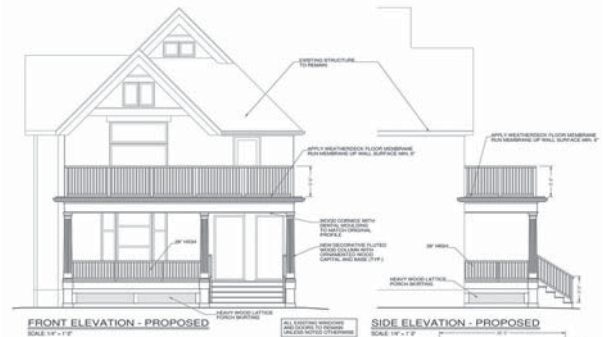
existing porch with original porch detailing (cast concrete columns, concrete piers, solid wood porch rails)



porch removed prior to August 25<sup>th</sup> 2016



# Application



The current HAP application is for the construction of a new front porch that matches the overall dimensions and proportions of the removed porch, and further includes the following details:



## Upper porch deck/roof

- Upper deck remains occupiable
- Existing 2nd floor door in its opening to remain
- Floor/roof membrane system over tongue and groove fir subfloor
- Wood porch railings with square spindle profiles; height to comply with building code



## Lower porch and porch elements

- Wood porch railings with square spindle profiles
- Wood railings at porch steps with square spindle profiles
- Wood porch cornice with dentil moulding to match original
- Underside of porch deck finished with tongue and groove pine
- Wood lattice skirting beneath porch
- Deck construction of tongue and groove pine boards



## Porch Columns

- Installation of (3) round porch columns, fluted shafts, fabricated of wood; ornamented column capital made of wood (or fiberglass material if wood is cost prohibitive)
- Columns' full height to be supported beneath deck by engineered metal posts



## Evaluation

### Principle — new construction complementary

“Where new construction or alteration is contemplated, it should complement existing features and reinforce the heritage context of the community through the use of appropriate design elements. If this is not done, both the quality and value of the house is often significantly diminished” (*Conservation & Design Guidelines*, p4.3).



## Evaluation

### Feature — porches as architectural elements

Porches add to the visual consistency of Old East's architecture and are an integral part of the cultural heritage value of the District.

“The number of surviving porches is one of the most distinctive features of the District.” Given their contribution to the overall visual character of Old East, preservation and restoration of the design and detail of porches is a very high priority for the heritage district” (*Conservation & Design Guidelines*, pp2.2, 3.30).



## Analysis

### Use of Wood

HCD Plan encourages the use of wood as the primary material for decorative porch features and trim while discouraging the use of unauthentic, new contemporary materials and methods of construction (*Conservation & Design Guidelines*, pp3.31, 4.4).

### Recommendation

Install wood turned columns with Tuscan capital





## Analysis



Standard wood, non-fluted, Tuscan capital available through column fabricators



## Analysis + Recommendation

### High degree of decorative features

One of the key features of the Old East Heritage Conservation District is the high degree of decorative wooden features and trim which are extensively used in the District's front porches (Conservation & Design Guidelines, pp2.2, 3.22).

### Recommendation

Install capped wood newel posts

Include cornice eave and entablature profile and detailing based on original porch



## Analysis— HCD compliance

### Recommendation



Suggested location of newel posts



Example of porch with expressed newel post detailing



Full and partial newel post profile



## Analysis— HCD compliance

### Recommendation



Cornice eave and entablature profile and detailing constructed based on original porch



## Actions

### Staff Recommendation

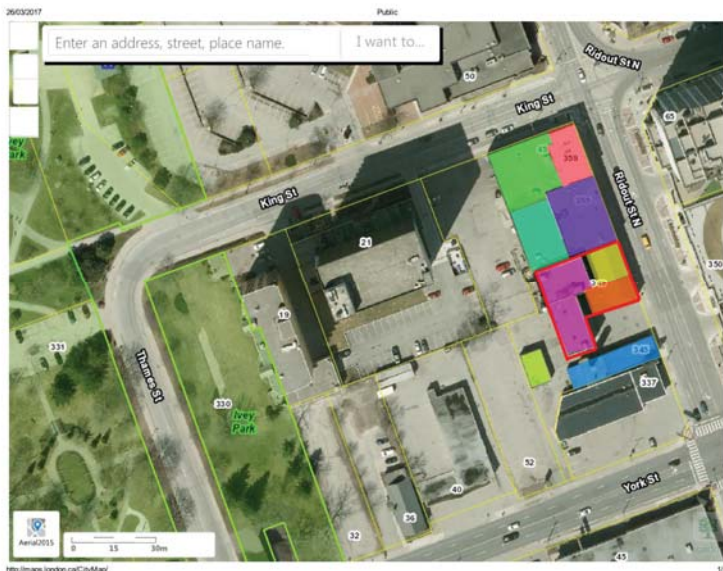
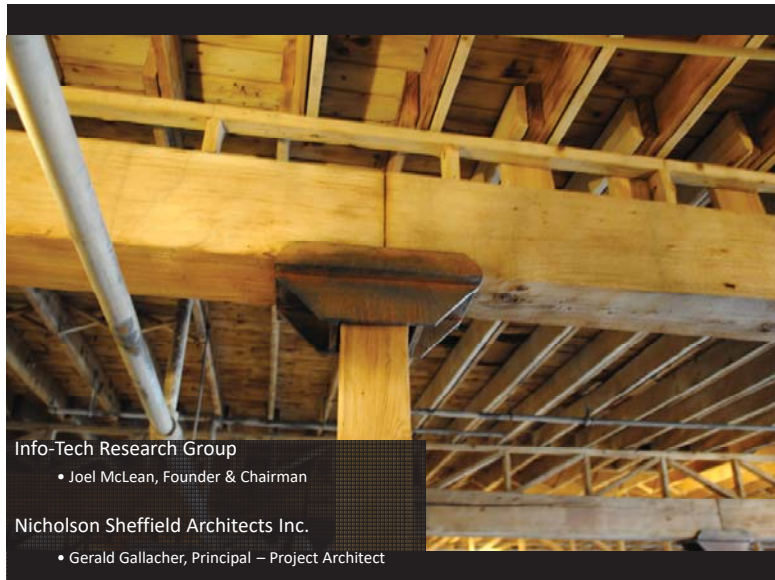
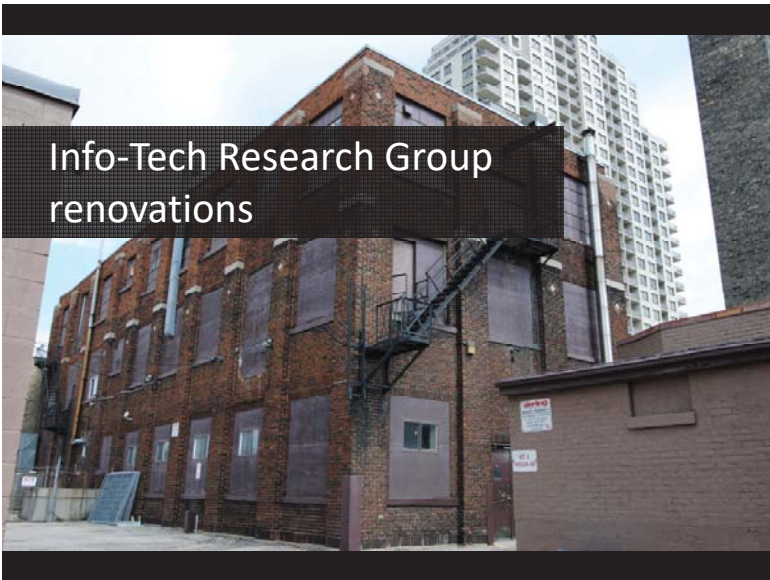
The Heritage Alteration Permit application for the construction of a new porch at 882 Lorne Avenue should be permitted with terms and conditions.



## Terms + Conditions

- A total of five full capped newel posts (of wood) — (2) at corners of the upper deck with (1) in between positioned over the lower deck column, and (2) additional capped posts at bottom of run on either side of porch stair
- A total of two capped partial newel posts (of wood) located at existing brick face wall at upper deck
- Cornice eave and entablature profile and detailing constructed based on original porch
- Wood lattice skirting beneath porch stairs
- Smooth wood columns with integral Tuscan capitals made of wood
- All exposed wood to be primed and painted

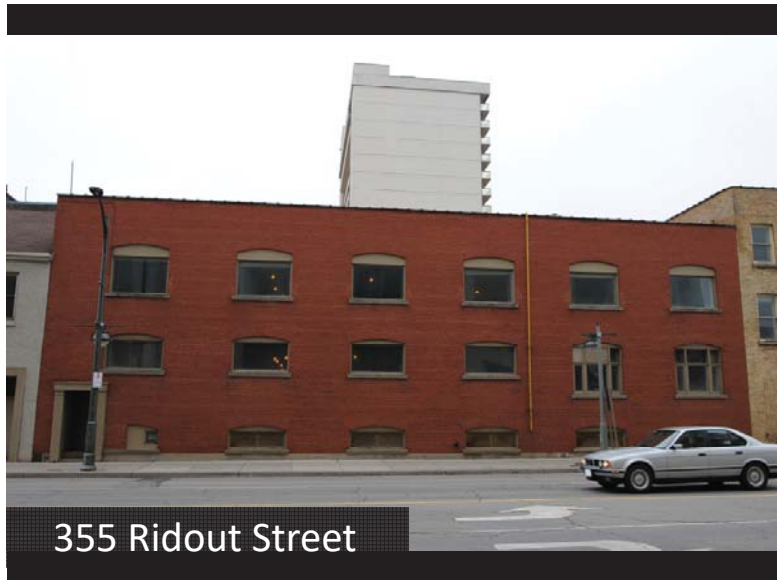








351 Ridout Street



355 Ridout Street



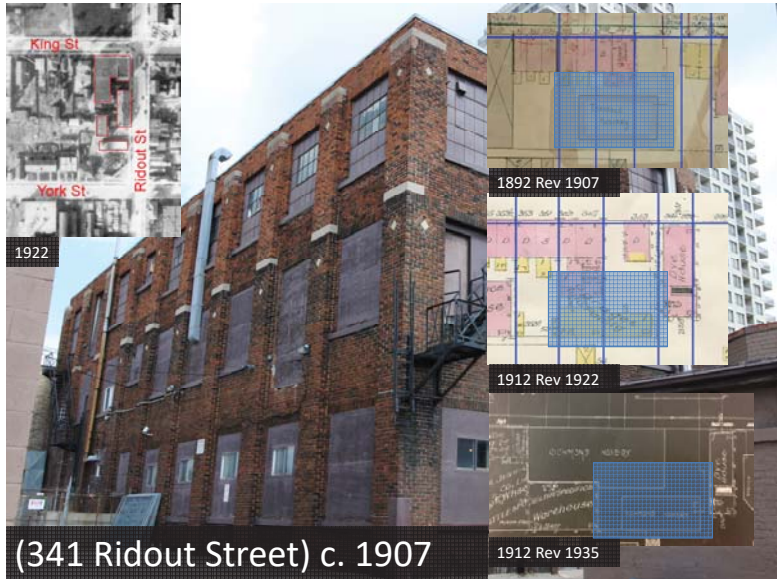
359 Ridout Street



45 King Street



2017 Google Map

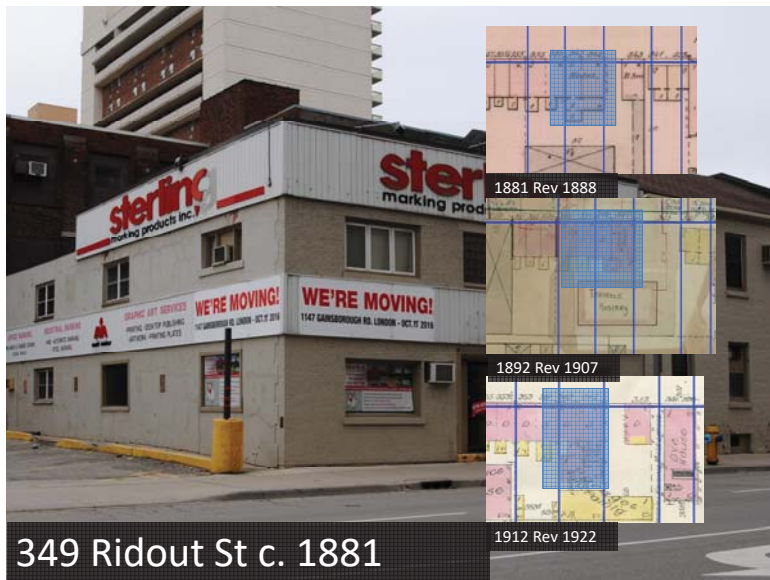


(341 Ridout Street) c. 1907

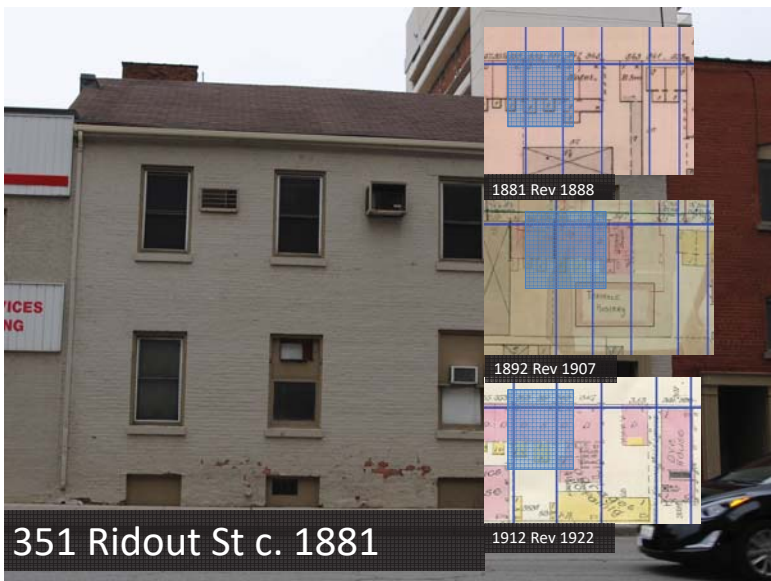




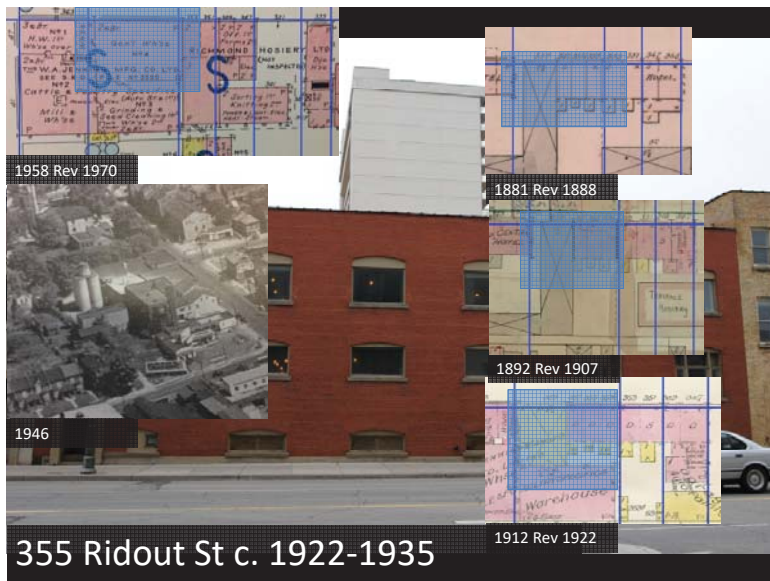
345 Ridout Street c. 1912



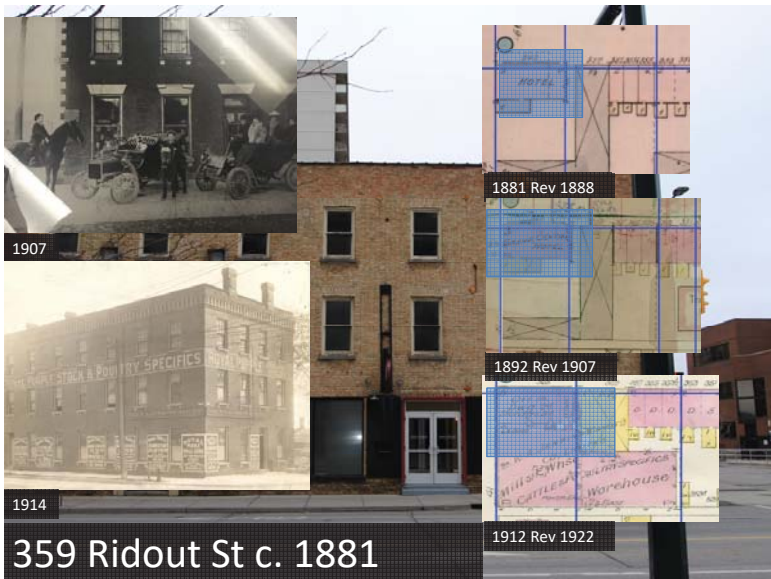
349 Ridout St c. 1881



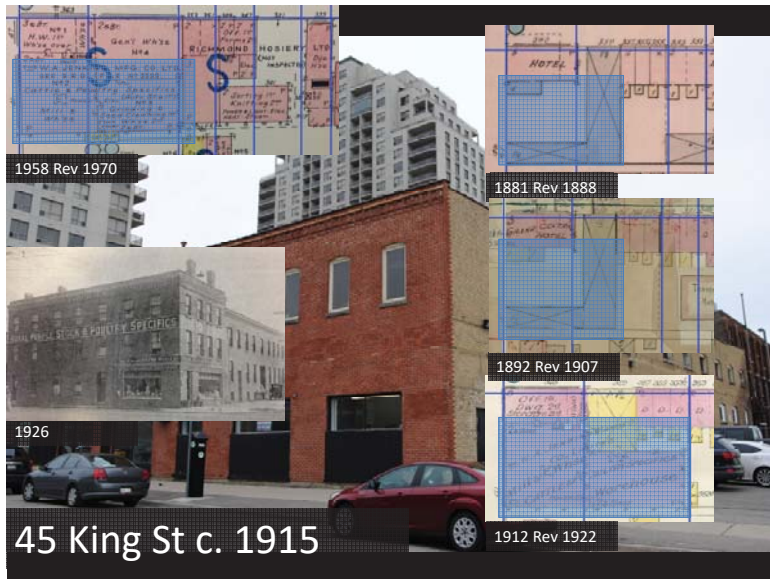
351 Ridout St c. 1881



355 Ridout St c. 1922-1935



359 Ridout St c. 1881

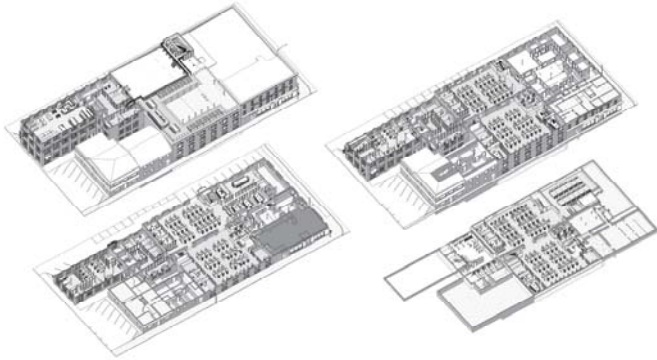


45 King St c. 1915



# INFO-TECH LONDON - PHASE 2

349 & 355 RIDOUT STREET, LONDON, ONTARIO



Where are we going?

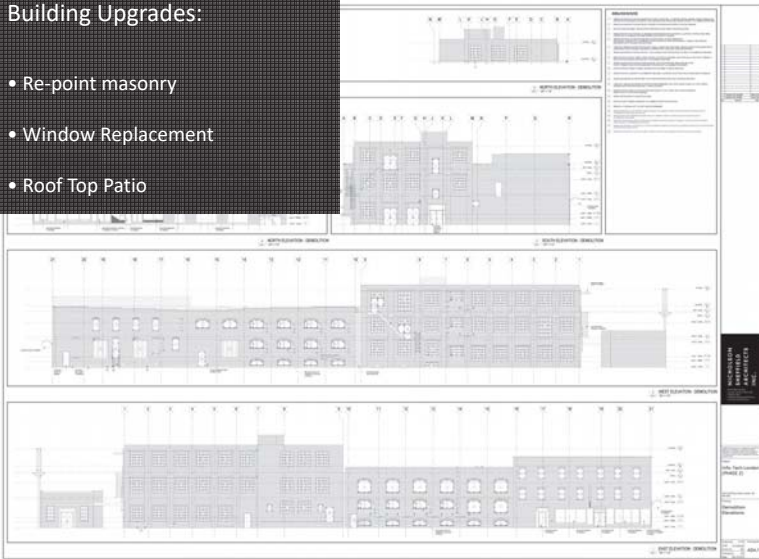


### Building Upgrades:

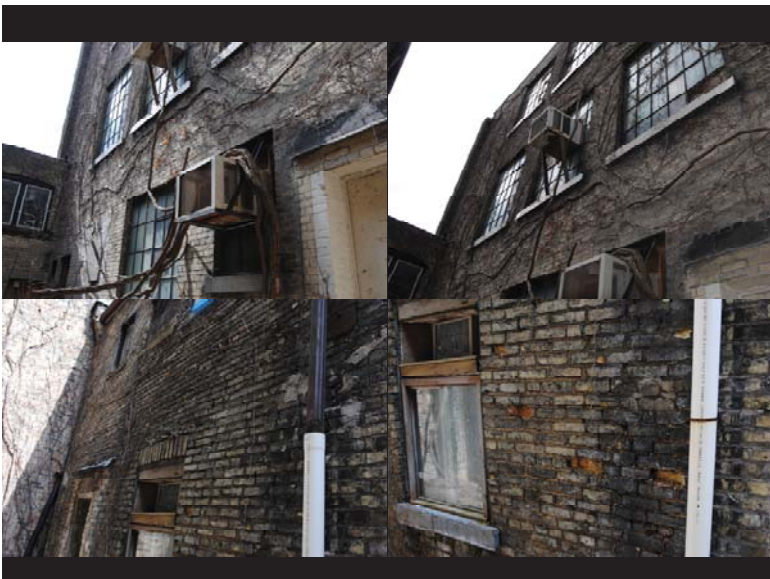
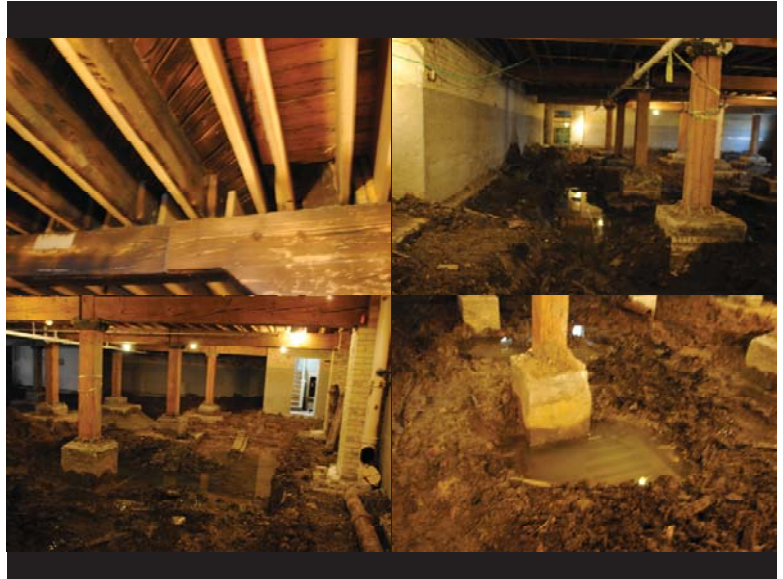
- Replace mechanical / electrical systems
- Upgrade fire / life safety systems
- Abatement
- Lower basement floor

### Building Upgrades:

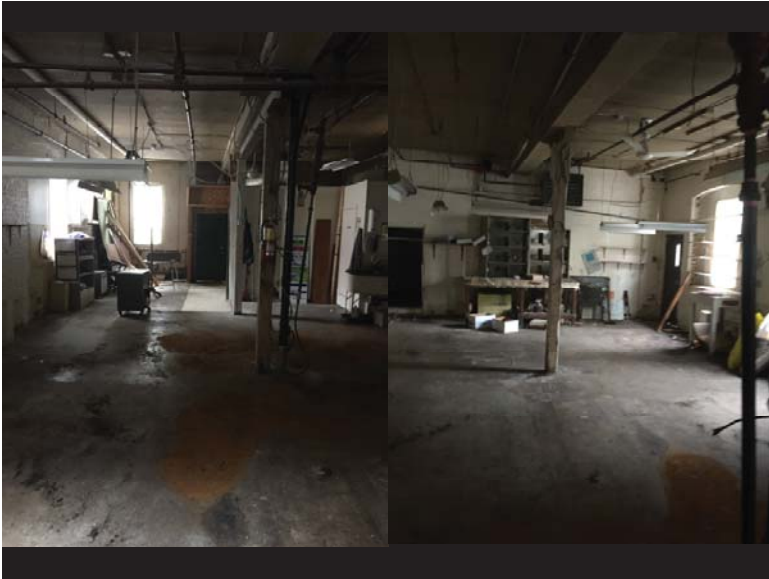
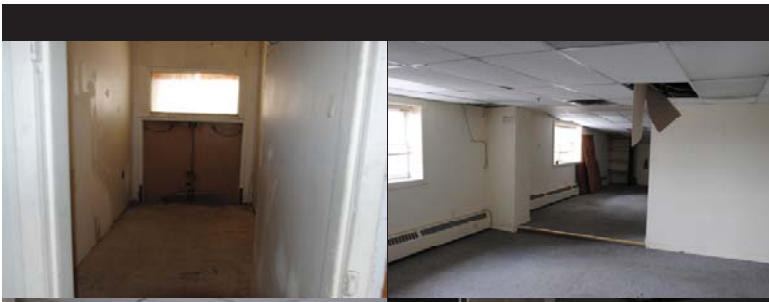
- Re-point masonry
- Window Replacement
- Roof Top Patio

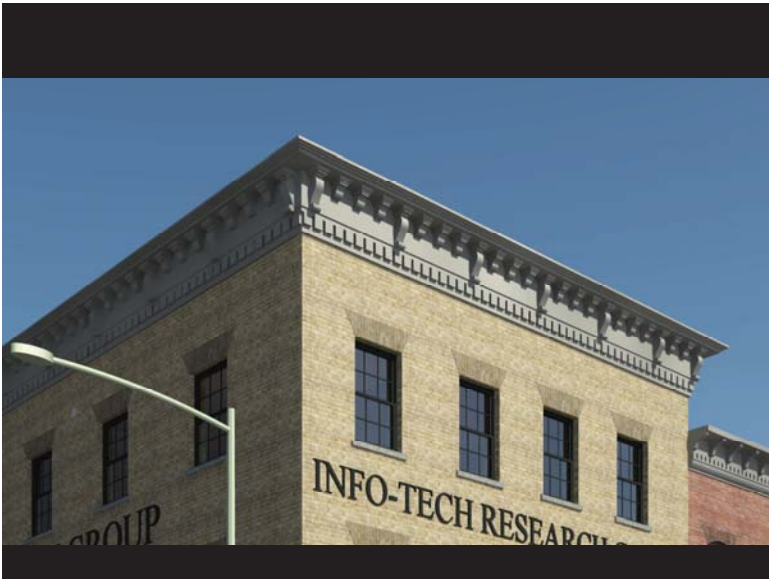
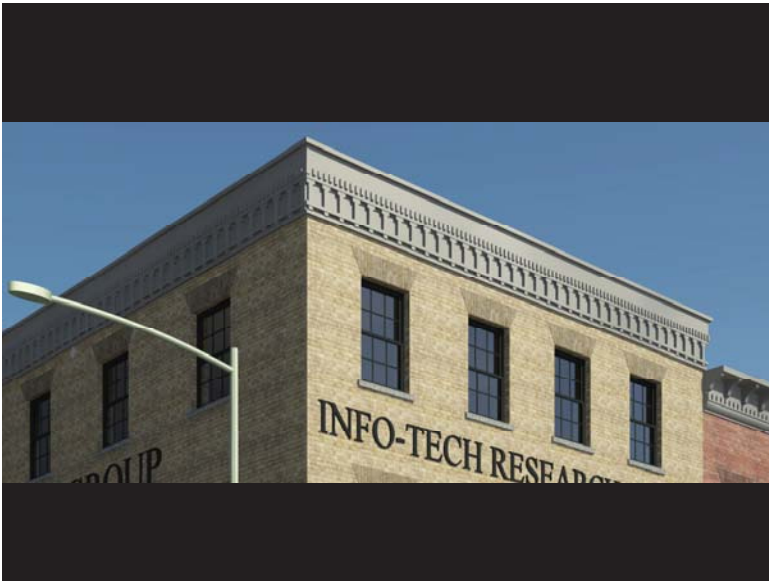




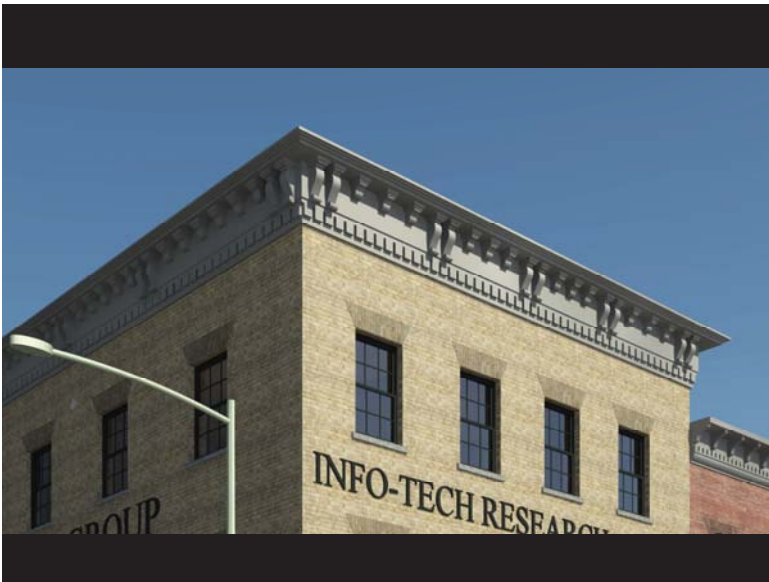




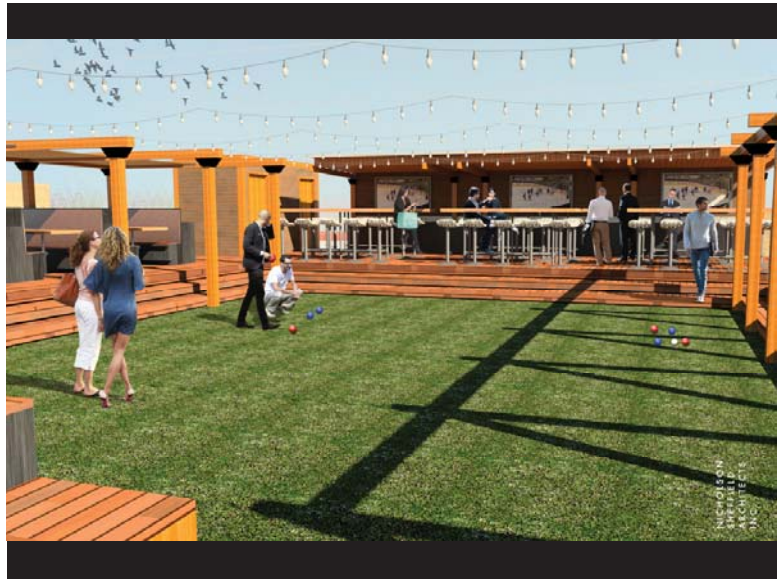
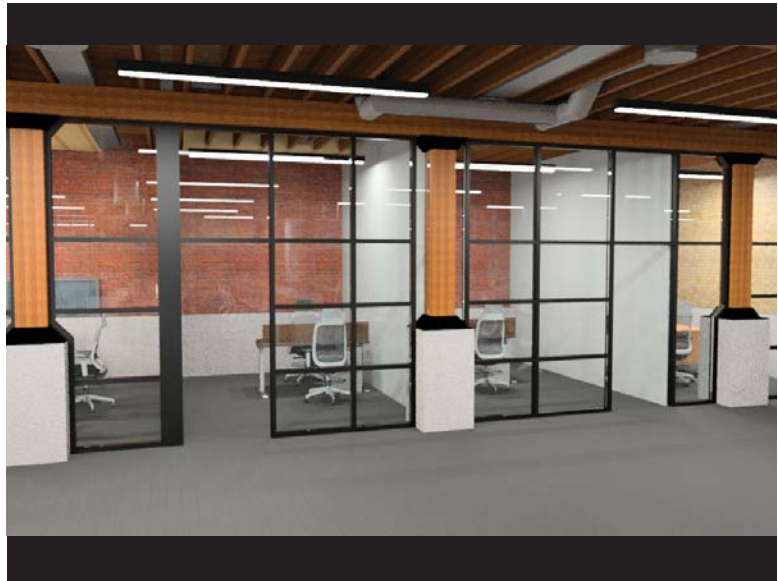




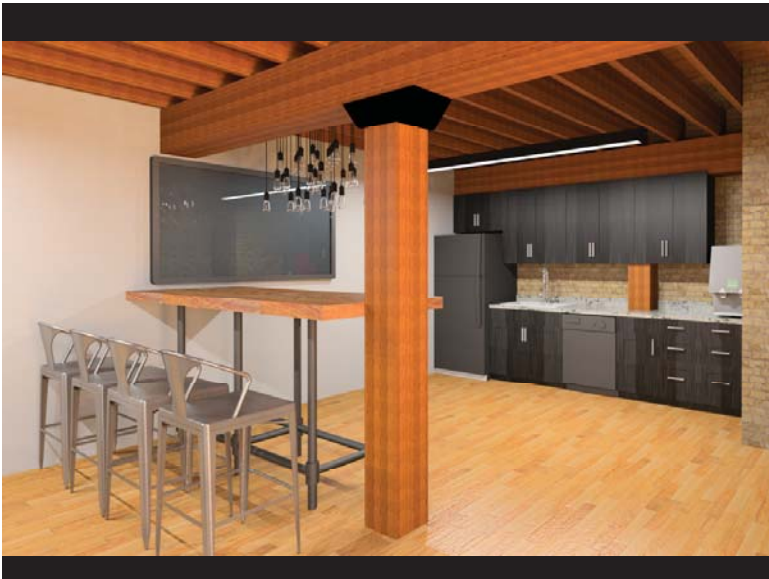
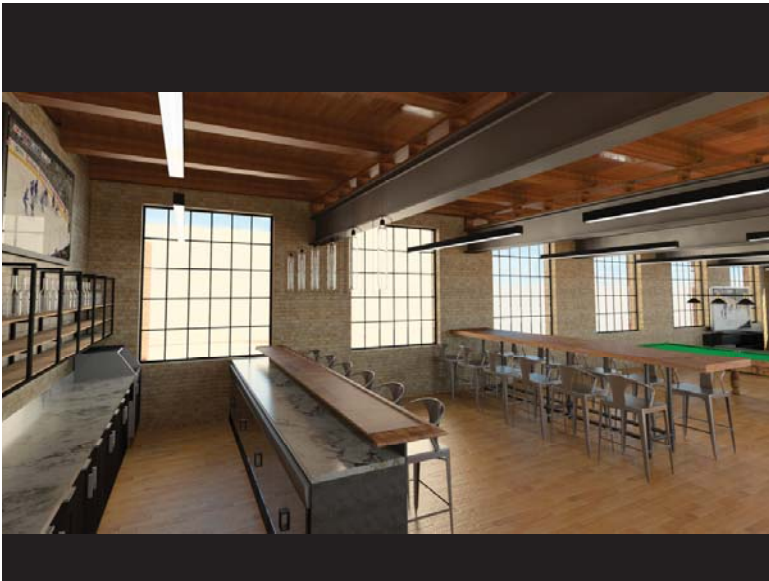
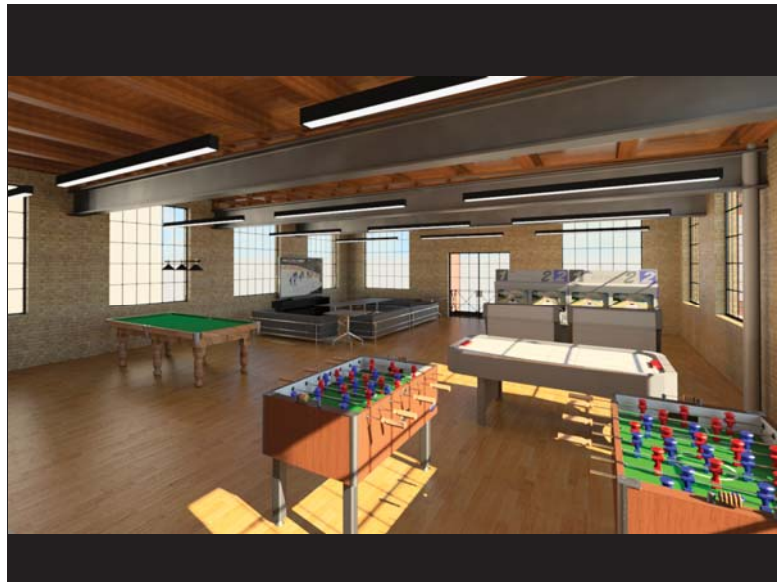
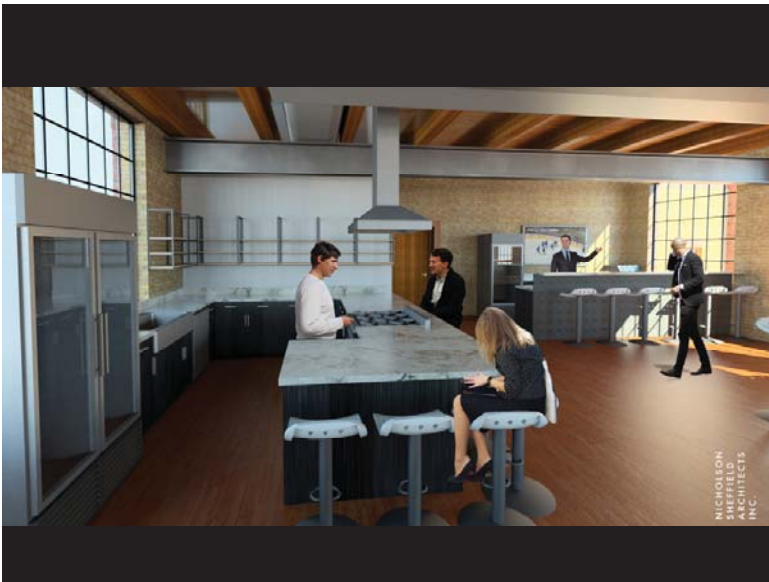




questions & discussion













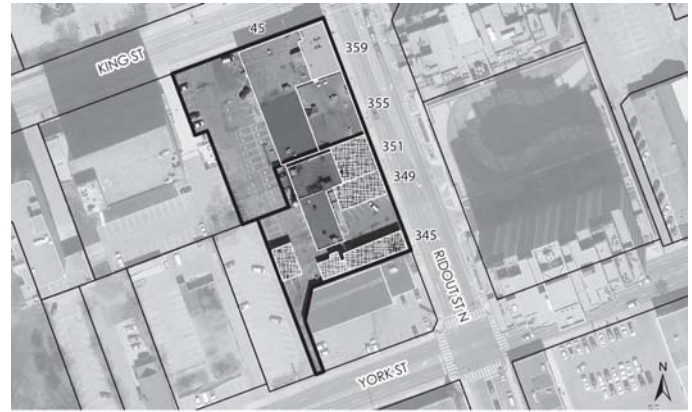
## Request for Demolition Heritage Designated Property 345, 349, & 351 Ridout Street North

London Advisory Committee on Heritage  
Wednesday May 10, 2017

[london.ca](http://london.ca)



## Property Location 345-359 Ridout Street North



Building to be demolished



## 345 Ridout Street North

- Former Haygarth Printing Ltd. (moved in 2016)
- Former Dye House
- Built c.1915-1922
- Chimney substantially altered in 1983
- **Proposed for Demolition**



## 341 Ridout Street North

- Former Teasdale Hosiery/Richmond Hosiery
- Built c.1925
- Third floor and north wing added before 1946
- **Proposed for Rehabilitation**



## 349 Ridout Street North

- Former Sterling Building
- Built prior to 1881
- Former uses: hotel, dwelling, wagon shop, garage and auto painting, offices
- **Proposed for Demolition**



## 351 Ridout Street North

- Built prior to 1881
- Former uses: hotel, dwelling, wagon shop, garage and auto painting, offices
- **Proposed for Demolition**





London  
CANADA

## 355 Ridout Street North

- Former Jenkins Warehouse
- Built c.1922-1935
- **Proposed for Rehabilitation**



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## 359 Ridout Street North

- Former McFarlane Hotel/G Central
- Built prior to 1914
- Site of James McGregor (1826) - plaque
- 1914 historical photograph
- **Proposed Rehabilitation**



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CANADA

## 45 King Street

- Addition to Jenkin's Warehouse
- Built in 1915
- **Proposed for Rehabilitation**



London  
CANADA

## Ontario Heritage Act

s.42(4), *Ontario Heritage Act*: within 90 days after the notice of receipt is served on the applicant, Municipal Council may give the applicant:

- a) The Permit applied for;
- b) Notice that Council is refusing the application for the permit; or,
- c) The permit applied for, with terms and conditions attached.



London  
CANADA

## Official Plan

- Surface parking lots are permitted, but not encouraged
- Accessory parking lots are permitted as of right in all zones in the Downtown
- Accessory parking lots are prohibited in the Dundas Street and Richmond Street corridors of the Downtown
- **Parking Lot, Accessory**: "customarily, incidental, subordinate and exclusively devoted to the main use" (Z-1)
- **Parking Lot, Commercial**: "for profit or gain" (Z-1)



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CANADA

## Downtown HCD

- **Change management** approach
- Policy 4.6: "demolition of buildings within a heritage district is strongly discouraged... however is it recognized that there are situations where demolition may be necessary such as partial destruction due to fire or other catastrophic events, severe structural instability, and occasionally redevelopment that is in keeping with appropriate City policies."
- Design guidelines in Section 6.2.6 of the Downtown HCD Plan for parking lots





## Proposed Project

- Demolition of buildings known as 345, 349, & 351 Ridout Street North
  - Cobblestone-style pavers for accessory parking courtyard and landscape wall
- **Rehabilitation** of buildings known as 341, 355, 359 Ridout Street North & 45 King Street
  - General rehabilitation: repointing, windows
  - Replication of lost cornices based on historic documentation
  - New amenity space (roof top)
  - New entrances
  - Exterior lighting
  - Interior renovations



## Analysis

- Demolition in any HCD discouraged
- **Integrity:** ability to continue to represent or support cultural heritage value or interest
- Industrial Heritage
- How to mitigate adverse impact?
  - High quality rehabilitation of remaining buildings
  - Alterations to maintain commercial landscape of Downtown HCD (brick landscape wall)
  - Conservation of LMHS plaque



## Staff Recommendation

That, on the recommendation of the Managing Director, Planning & City Planner, with the advice of the Heritage Planner, the Chief Building Official **BE ADVISED** that Municipal Council permits the demolition of the buildings known as 345 Ridout Street North, 349 Ridout Street North, and 351 Ridout Street North (Appendix A) in the Downtown Heritage Conservation District pursuant to Section 42(1) of the *Ontario Heritage Act* subject to the following terms and conditions:

- Prior to any demolition, measured drawings and photo documentation **BE COMPLETED** by the applicant and submitted to Planning Services of the exterior of all existing buildings known as 341, 345, 349, 351, 355, and 359 Ridout Street North and 45 King Street (as noted in Appendix A);
- Prior to any demolition activity, a conservation plan satisfactory to the Chief Building Official **BE PROVIDED** by the applicant to ensure the protection and structural viability of the buildings remaining on site;
- The applicant **BE REQUIRED** to post a bond or provide a certificate of insurance as a guarantee that the buildings remaining on site will be protected during the demolition processes;
- The proposed project outlined in the Heritage Impact Assessment attached hereto as Appendix C **BE ENDORSED** in principle, and details be refined and submitted as part of a complete Heritage Alteration Permit application with approval authority delegated to the City Planner; and,
- The property owner **BE ENCOURAGED** to retain and interpret historic artifacts related to the histories of the subject properties.



## LMHS Plaque







## Significance of Blackfriars Bridge

In 1992 Blackfriars Bridge was designated as a Heritage Structure under the Ontario Heritage Act. Key heritage attributes of the bridge include:

- Bowed truss construction
- Stone foundations
- Low parabolic chord and suspended roadway
- Pin connections
- Timber deck, including its texture
- Latticed hangers
- Wrought iron
- Ornamental characteristics, including rosettes and knobs of the pedestrian barriers
- Original plaque identifying the manufacturer
- Connects Blackfriars/Petersville and Downtown Heritage Conservation Districts



## Terminology

<b>Rehabilitation:</b> modification or improvement to correct deficiencies to meet the bridge code	Done throughout
<b>Reconstruction:</b> returning to a known earlier state; introduction of new materials.	Approach to go back to 1875 appearance overall, not exact
<b>Replication:</b> making an exact copy of a feature or artifact	Some members replicated, but not exact dimensions due to loading
<b>Restoration:</b> return to appearance of an earlier time by removing later materials; same materials	Approach to go back to 1875 appearance overall, not exact, and not same material (steel versus wrought iron)
<b>Sympathetic Modification:</b> members are physically and visually compatible with the massing, size, scale, and architectural features of original to protect the cultural heritage value of the bridge and its environment.	Combination of the above strategies on a member-by-member basis.

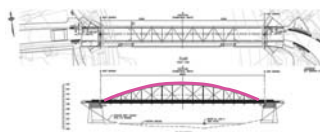
- Generally considered a **REHABILITATION**
- **“Sympathetic”** design approach ...similar appearance

## Rehabilitation Plan

- A Municipal Class Environmental Assessment (EA) was completed in 2016. **The preferred solution recommended rehabilitation of the existing bridge for car traffic (eastbound only), pedestrians and cyclists**
- During the review period, two Part II Order requests were filed. The Minister responded that an individual environmental assessment is not required and the project can proceed
- The proposed design focuses on:
  - Removing deteriorated elements
  - Rehabilitating the bridge to satisfy current bridge design code
  - Restoring heritage features where possible
    - Intent to reinstate original 1875 appearance while acknowledging past alterations
    - “Sympathetic design” approach means “similar appearance”
- Bridge will be removed from its supports and rehabilitated offsite. Offsite rehabilitation will allow for high quality construction and improved durability of the end product

## Arch

- Arch to maintain original profile
- Reuse wrought iron “phoenix” bent plates along sides
  - Riveted together
- Interior plates and channels replaced with new steel
- Sympathetic appearance to original

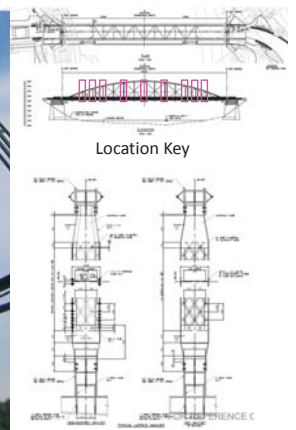


Location Key



## Latticed Hangers

- Majority of original lattice hangers will be reused
- Some structural steel added to strengthen and allow connections
- Riveting similar to original 1875 bridge
- Sympathetic replacement where required



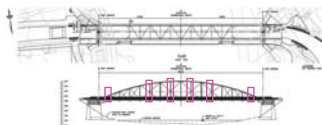
Location Key



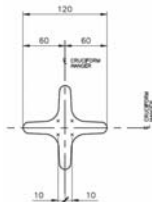
## Cruciform Hangers



- Sympathetic appearance of original wrought iron feature
- Requires special machining
- Unique feature



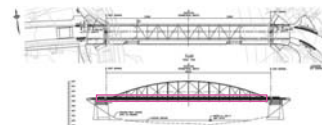
Location Key



## Pedestrian Railing



- Strengthening to satisfy design code
- Retaining:
  - Original posts
  - Lattice work
  - Decorative rosettes
  - Overall appearance
- Design details to be refined with the City Heritage Planner



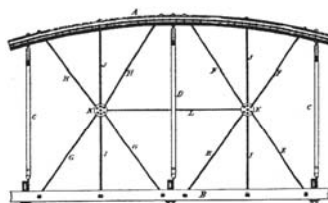
Location Key



## Patented Double-Through Diagonals



- Maintaining patented double-through diagonal feature
- Includes mid-height pin assembly
- Replica of bridge builder signs (from 1875)
- Wrought iron will be reused to make the bridge builder signs



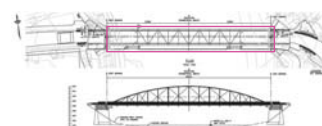
*Arch. H. Allen  
Arthur Rippen  
John A. Jones*



## Deck and Steel Beams



- Wood sidewalk to be retained
- Low maintenance bridge deck will be a fibre-reinforced polymer (FRP) which has been used on other heritage bridges in Ontario
- Floor beams will be replaced with new structural steel beams [sympathetic design]



Location Key



Minto East Bridge, City of Ottawa

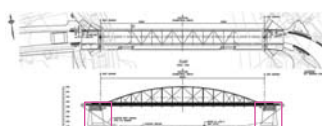


Blackfriars Bridge (during 1980s rehabilitation)

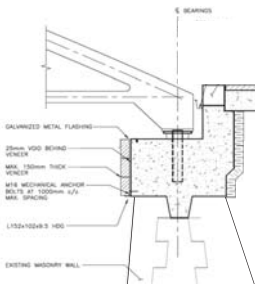
## Abutments



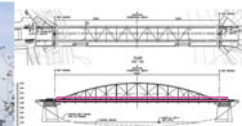
- Overall existing abutments are in good condition
- Rehabilitation will include new concrete caps (reclaimed stone veneer; sympathetic to the original stone design)



Location Key



## Steel Traffic Railing



Location Key

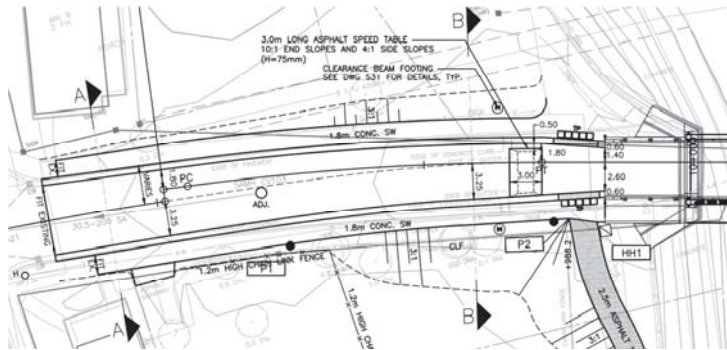
- Similar to 1980s rehabilitation
- Taller to accommodate bicycles



## Blackfriars Street Approach



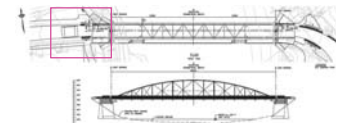
- New traffic calming measures will be added on Blackfriars Street to slow down vehicles approaching the bridge



## Blackfriars Street Approach

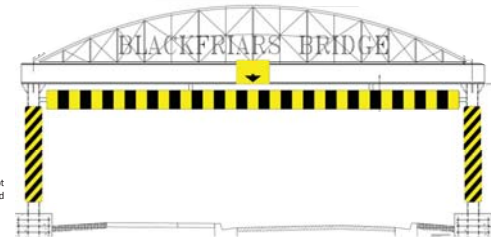


- Clearance beam added to prevent large or overweight vehicles from damaging the bridge (similar to Talbot Street/CNR Tracks clearance beam)
- Clearance beam will include decorative signage related to Blackfriars Bridge
- Some trees will be removed. (to be replaced following the completion of West London Dyke Construction)



Location Key

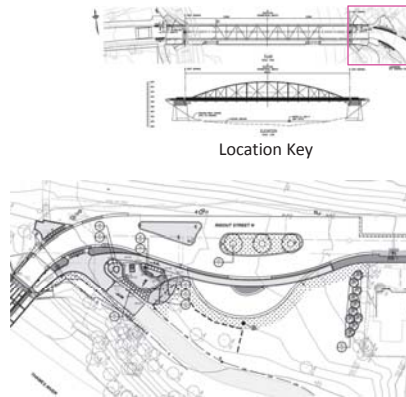
Clearance beam concept only – will be refined



## Ridout Street North

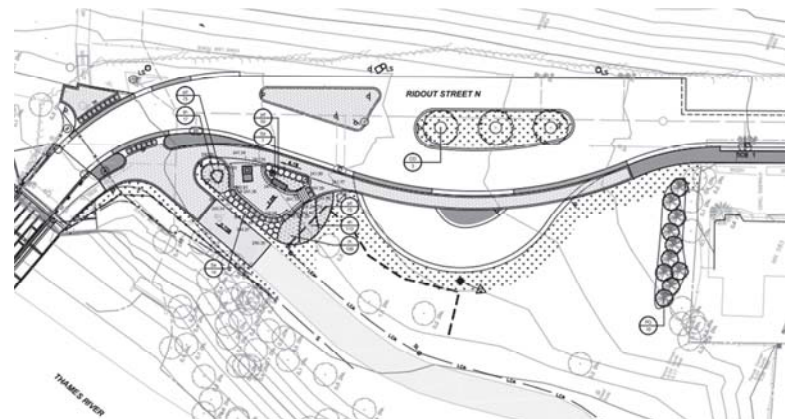


- Creation of plaza/parkette with focus on the cultural heritage value of the Blackfriars Bridge:
  - Ontario Heritage Trust Plaque
  - City of London Heritage Plaque
  - Civil Engineering National Historic Site Plaque
  - Reclaimed bridge artifact and interpretive signage
- Tie-ins to the existing Thames Valley Parkway system and new pedestrian crossing treatments
- A turnaround for vehicles travelling west on Ridout Street North
- No planned tree removals. Tree trimming will improve sight lines. Kentucky coffee tree will be retained



Location Key

## Ridout Street North



## Construction Sequence



1. Remove bridge from abutments - Fall 2017
2. Reasonable efforts will be taken to protect neighbourhood heritage, including neighbouring heritage properties
3. Disassemble bridge onsite, catalogue bridge elements and transport to workshop – Fall 2017
4. Construct east and west roadway features and rehabilitate abutments – Summer 2018
5. Transport rehabilitated bridge and reassemble on site – Fall 2018
6. Lift rehabilitated bridge back onto abutments – Fall 2018
7. Connections and finishing work – Late Fall 2018

## Bridge Lift



- Original design (and construction) approach included onsite rehabilitation
- Revised approach is to lift the bridge using a crane near the west end of the bridge
- Rehabilitation of the superstructure will be completed off-site
  - Increased safety for workers and public
  - Higher quality of work in a controlled workshop environment
- Rehabilitated bridge will be lifted back onto

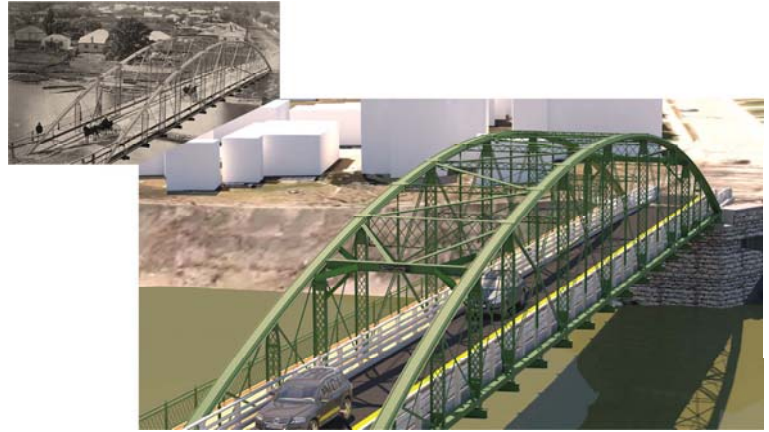
## Benefits of rehabilitation in shop



### Benefits of rehabilitation in the shop (off site)

- Safety for workers – much less work at height
- Safety for public – less time with construction area
- Better equipment and access for workers - improves quality
  - e.g. Ability to hot rivet, otherwise added complexity for workers on new task
- Winter work - shortens duration
- Shop painting is better quality, lasts longer

## The Future of Blackfriars Bridge



## Next Steps



The proposed schedule is as follows:

- London Advisory Committee on Heritage (LACH) – May 10, 2017
- Heritage Alteration Permit to Council – June 2017
- Pre-Construction Public Information Centre – June 2017
- Tender Closing – June 2017
- Construction Activities Begin – Fall 2017
- Completion Date – Late Fall 2018

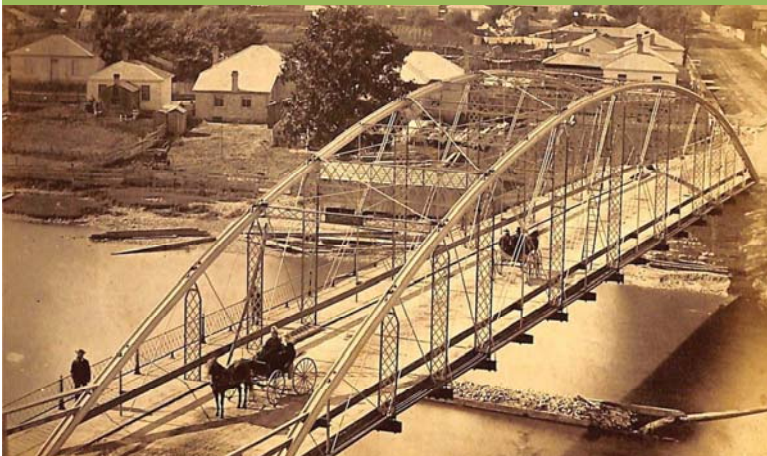
## Thank You



## Questions?

More information available at:  
<http://www.blackfriarsbridge.ca>

## View from above



## View from above





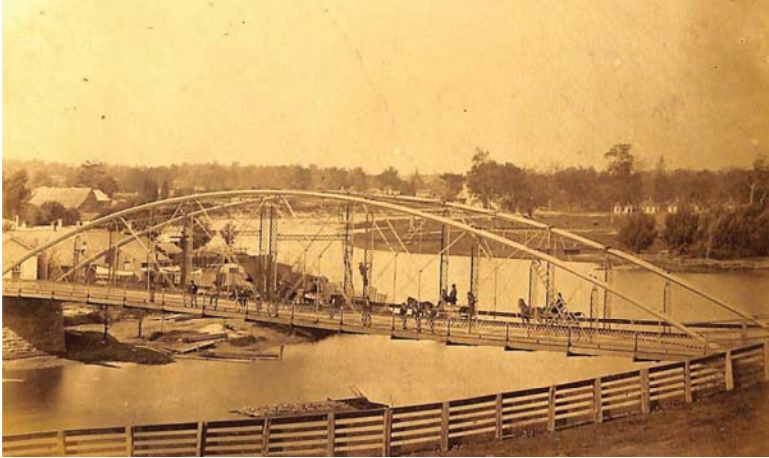
View from East



View from South



View from South



## Heritage Planners' Report to LACH: May 10, 2017

1. Heritage Alteration Permits processed under Delegated Authority By-law:
  - none
2. 660 Sunningdale Road East
3. Heritage Photo Inventory — 2017 (summer student, Marcello Vecchio)

### Upcoming Heritage Events

- Mother's Day Tea at Eldon House (Sunday, May 14, 12:30 and 3:00pm seating)
- Terrific Tales of London & Area at the Central Library (Stevenson & Hunt B) on Tuesdays at 7:00pm:
  - May 16: Dan Brock: Virtual Walk down Dundas Street, 1867
  - May 23: Arthur McClelland: Queen Victoria's Diamond Jubilee, 1897
  - May 30: Hilary Neary: Rev. Lewis Chambers' London Ministry to Blacks
  - June 6: John C. Nash & Deb Majer: Nash Jewellers at 100
  - June 13: Michael Robertson: London Community Concert Association
- "Elizabeth II: the Sapphire Jubilee and Canada 150" on May 15, 2017 at 7:00pm at the Central Library (Stevenson & Hunt B)
- Queen Victoria's Birthday & Garden Party at Fanshawe Pioneer Village on Monday May 22, 2017 [www.fanshawepioneervillage.ca/events/queen-victorias-birthday-garden-party](http://www.fanshawepioneervillage.ca/events/queen-victorias-birthday-garden-party)
- History Jam, May 26-27, 2017 [www.historyjam.ca](http://www.historyjam.ca)
- 100 in 1 Day London, Saturday June 3, 2017 [www.100in1day.ca/london/](http://www.100in1day.ca/london/)
- Gathering on the Green, Saturday June 3, 2017 [www.gpbrown3.wixsite.com/oscoog](http://www.gpbrown3.wixsite.com/oscoog)
- CityScape 150 Launch Party, Saturday June 3, 2017 at 10:00am-5:00pm [www.heritagelondonfoundation.ca/photo-contest-heritage-properties/](http://www.heritagelondonfoundation.ca/photo-contest-heritage-properties/)
- 44<sup>th</sup> Annual Geranium Heritage House Tour on Sunday June 4, 2017 at 1:00-5:00pm. [www.acolondon.ca/acolondon/Geranium\\_Tour.html](http://www.acolondon.ca/acolondon/Geranium_Tour.html)
- Ontario Heritage Conference, June 8-10, 2017 in Ottawa [www.ontarioheritageconference.vpweb.ca](http://www.ontarioheritageconference.vpweb.ca)
- London Railway Heritage Day on Saturday June 10, 2017 11:00am-7:00pm at CNRA Park (325 Egerton Street). [www.londonrailwayheritageday.ca](http://www.londonrailwayheritageday.ca)
- Banting & Friends IX BBQ & Art Auction, Thursday June 15, 2017 at 5:30-8:30pm, reservations required [banting@diabetes.ca](mailto:banting@diabetes.ca)
- Museum London walking tours on Saturdays at 10:30am and 2:30pm. \$5pp. Registration required. [www.museumlondon.ca](http://www.museumlondon.ca)
  - July 15: London 150 (Cottages & Castles)
  - July 22: River of Time (History of Antler/Thames River)
  - August 12: Monuments and Memorials
  - August 26: Forest City Modern



ACO London's 44th Annual  
**Geranium Heritage House Tour**  
*Piccadilly Promenade*  
**Sunday, June 4, 2017**  
1:00 - 5:00pm

Walk starts at  
Siskinds Law Firm  
680 Waterloo Street (at Pall Mall)

**Tickets available at [ACOLondon.ca](http://ACOLondon.ca)**  
and at these fine local retailers:  
Jill's Table, Tuckey Home Hardware,  
Featherfields, Gammage Flowers, and  
Forest City Image Centre

**Tickets \$20 in advance**  
\$25 at the door  
*(includes interior tours of 7  
homes & refreshments)*

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*Celebrating & promoting London's built heritage since 1966.*





More information: [www.historyjam.ca](http://www.historyjam.ca)