

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.

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