

8TH REPORT OF THE
LONDON ADVISORY COMMITTEE ON HERITAGE

Meeting held on July 12, 2017, commencing at 5:31 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, J. Manness, K. Waud and M. Whalley and J. Bunn (Secretary).

ABSENT: H. Garrett, T. Jenkins and B. Vazquez.

ALSO PRESENT: J. Dent, L. Dent and J. Yanchula.

I. CALL TO ORDER

1. Disclosures of Pecuniary Interest

That it BE NOTED that no pecuniary interests were disclosed.

II. SCHEDULED ITEMS

None.

III. CONSENT ITEMS

2. 7th Report of London Advisory Committee on Heritage

That it BE NOTED that the 7th Report of the London Advisory Committee on Heritage, from its meeting held on June 14, 2017, was received.

3. Municipal Council Resolution - 43 Bruce Street

That it BE NOTED that the Municipal Council resolution from its meeting held on June 26, 2017, with respect to the designation of the property located at 43 Bruce Street, was received.

4. Revised Notice of Application - 3425 Emily Carr Lane - DNL Group Inc. on behalf of 2178254 Ontario Inc.

That it BE NOTED that the Notice dated June 21, 2017, from A. Riley, Senior Planner, with respect to an application by DNL Group Inc. on behalf of 2178254 Ontario Inc. related to the property located at 3425 Emily Carr Lane, was received.

IV. SUB-COMMITTEES & WORKING GROUPS

5. Stewardship Sub-Committee

That the following actions be taken with respect to the Stewardship Sub-Committee Report, from its meeting held on June 28, 2017:

- a) the 15 properties indicated on the attached list BE PLACED on the heritage inventory for the reasons provided in the East London Industrial Heritage Recommendations report, appended to the London Advisory Committee on Heritage agenda; and,
- b) the Civic Administration BE REQUESTED to provide, to the Heritage Planner, any digital copies of any photos of the Florence/Rectory intersection that may be in the archived files that show buildings around that intersection prior to and during the alignment with York Street, circa 1960.

V. ITEMS FOR DISCUSSION

6. STAFF REPORT - Request for Demolition of Heritage Listed Property at 660 Sunningdale Road East by Peter Sergautis

That, on the recommendation of the Managing Director, Planning and City Planner, with the advice of the Heritage Planner, with respect to the request for the demolition of a heritage listed property located at 660 Sunningdale Road East, that notice BE GIVEN under the provision of Section 29(3) of the *Ontario Heritage Act*, R.S.O. 1990, c.O. 18, of the Municipal Council's intention to designate the property at 660 Sunningdale Road East to be of cultural heritage value or interest for the reasons appended to the staff report dated July 12, 2017;

it being noted that the London Advisory Committee on Heritage (LACH) supports the owner's intent to facilitate the rebuilding of barn one in another location and to maintain barns two and three;

it being further noted that LACH requests that the features of barn one be documented before further dismantling;

it also being noted that the LACH heard the attached presentations from L. Dent, Heritage Planner, and N. Tausky, Heritage Consultant, and also received a communication from M. Bloxam, Architectural Conservancy Ontario, London Region Branch, with respect to this matter.

7. STAFF REPORT - Request for Demolition of Heritage Listed Property at 150 Dundas\153 Carling Street by Rygar Corporation Inc.

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 building at 150 Dundas/153 Carling Street in the Downtown Heritage Conservation District pursuant to Section 42(1) of the *Ontario Heritage Act* subject to the following terms and conditions:

- the proposed development concept outlined in the Appendix to the February 2017 Heritage Impact Statement as included with the staff report dated July 12, 2017, be endorsed in principle, and details be refined and be submitted as part of a complete Heritage Alteration Permit application with approval authority delegated to the City Planner;
- demolition be permitted after the issuance of a building permit by the Chief Building Official;
- the applicant be required to post a bond or provide a certificate of insurance as a guarantee that adjacent buildings will be protected during demolition and construction; and,
- prior to any demolition, photo documentation of the exterior details of the existing building be completed by the applicant and submitted to Planning Services;

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

8. STAFF REPORT - Heritage Alteration Permit Application - 299 Central Avenue - West Woodfield HCD

That, on the recommendation of the Managing Director, Planning & City Planner, with the advice of the Heritage Planner, the application under Section 42 of the *Ontario Heritage Act* to alter the verandah of the building located at 299 Central Avenue, within the West Woodfield Heritage Conservation District, BE PERMITTED as submitted in the proposed alteration drawings, as appended to the staff report dated July 12, 2017, with the following terms and conditions:

- all exposed wood be 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, with respect to this matter.

9. STAFF REPORT - Heritage Alteration Permit Application - 169 Bruce Street - Wortley Village Old South HCD

That, on the recommendation of the Managing Director, Planning & City Planner, with the advice of the Heritage Planner, the application under Section 42 of the *Ontario Heritage Act* to alter windows and chimney and to erect a new porch at the building located at 169 Bruce Street, within the Wortley Village-Old South Heritage Conservation District, BE PERMITTED as submitted in the proposed alteration drawings, as appended to the staff report dated July 12, 2017, and with the following terms and conditions:

- all exposed wood be painted;
- brick be encouraged as the material for the replacement chimney; 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, with respect to this matter.

10. STAFF REPORT - Heritage Alteration Permit Application - 21 Marley Place - Wortley Village Old South HCD

That, on the recommendation of the Managing Director, Planning & City Planner, with the advice of the Heritage Planner, the following actions be taken with respect to the application made under Section 42 of the Ontario Heritage Act to erect a new building on the property located at 21 Marley Place, within the Wortley Village-Old South Heritage Conservation District:

- a) the application BE PERMITTED as submitted, as proposed in the drawings appended to the staff report dated July 12, 2017, subject to the condition that the Heritage Alteration Permit is displayed in a location visible from the street until the work is completed; and
- b) the Chief Building Official BE REQUESTED to provide the City's tree protection awareness brochure to the applicant with the issuance of the building permit, to foster tree/root zone protection measures of City trees on the abutting City property in order to ensure consistency with the aesthetic guidelines in s. 10.3.2.2 of the Wortley Village-Old South Heritage Conservation District Plan to maintain and enhance the current streetscape of the HCD;

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

11. STAFF REPORT - Archaeological Management Plan

That, on the recommendation of the Managing Director, Planning & City Planner, with the advice of the Heritage Planner, the following actions be taken:

- a) the Archaeological Management Plan, as appended to the staff report dated July 12, 2017, BE ADOPTED as the Corporation's approach to archaeological resource management in the City of London;
- b) the Civic Administration BE DIRECTED to initiate an amendment to the Official Plan (1989, as amended) to adopt the Archaeological Management Plan as a Guideline Document pursuant to Section 19.2.2;
- c) the Civic Administration BE DIRECTED to initiate an amendment to The London Plan to adopt the Archaeological Management Plan as a Guideline Document pursuant to Policy 1721_1, upon The London Plan coming into effect;
- d) the Civic Administration BE DIRECTED to initiate an amendment to By-law Z-1 to amend the definition, under "Holding Zone Provisions" for h-18; and,

- e) the Civic Administration BE DIRECTED to collaborate with the First Nations noted in the Archaeological Master Plan to develop administrative processes for engagement with Indigenous communities for archaeological resources;

it being noted that the London Advisory Committee on Heritage (LACH) would like to acknowledge the excellent work done by staff on the Archaeological Management Plan;

it being further noted that the LACH received the attached presentation from J. Yanchula, Manager, Urban Regeneration, with respect to this matter.

12. 2018 Mayor's New Year's Honour List 2018 - Nominations Requested

That it BE NOTED that the communication dated June 28, 2017 from the City Clerk with respect to the nomination request for the 2018 Mayor's New Year's Honour List, was received.

13. Heritage Planners' Report

That it BE NOTED that the attached Heritage Planners' Report, was received.

VI. DEFERRED MATTERS/ADDITIONAL BUSINESS

- 14. (ADDED) Notice of Study Commencement - Clarke Road Widening from Veterans Memorial Parkway Extension to Fanshawe Park Road East - Municipal Class Environmental Assessment Study

That it BE NOTED that the Notice of Study Commencement dated June 29, 2017, from P. Burnard, Stantec Consulting Ltd., with respect to the Clarke Road Widening from the Veterans Memorial Parkway extension to Fanshawe Park Road East Municipal Class Environmental Assessment Study, was received.

- 15. (ADDED) Notice of Application by 2533430 Ontario Inc. re property located at 6188 Colonel Talbot Road

That it BE NOTED that the Notice dated July 5, 2017, from J. Adema, Planner II, with respect to the application by 2533430 Ontario Inc. related to the property located at 6188 Colonel Talbot Road, was received.

VII. ADJOURNMENT

The meeting adjourned at 8:57 PM.

NEXT MEETING DATE: August 9, 2017

A list of 15 industrial properties recommended by Stewardship to be added to the heritage inventory.

639 Nelson St, **S F Lawrason**

825 Cabell St, **P U C Substation #2**

20 Kitchener Ave, **London Concrete Machinery**

820 Cabell St and 720 Roberts Ave, **Geo White & Sons**

318 Rectory St, **Bennett Furniture**

Quebec St at overpass, **C P R Round House**

892 Princess Ave, **Orange Crush**

471 Nightingale Ave, **Hunt Milling**

445 Nightingale Ave, **Reid Bros.**

1108 Dundas St, **Empire Brass (EMCO)**

100 Kellogg Lane, **Kellogg's**

1137 Dundas St, **Dominion Office Furniture**

1173 Dundas St, **Jones Box & Label**

1157 King St, **Webster Air**


1151 & 1161 Florence St, **Supersilk Hosiery**

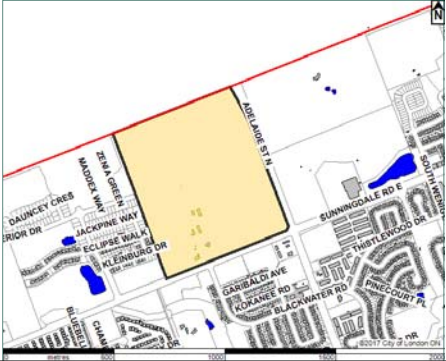
 


Request for Demolition Heritage Listed Property 660 Sunningdale Road East


London Advisory Committee on Heritage
Wednesday July 12, 2017

london.ca

 **Property Location**



 **Barns at 660 Sunningdale
Road East**



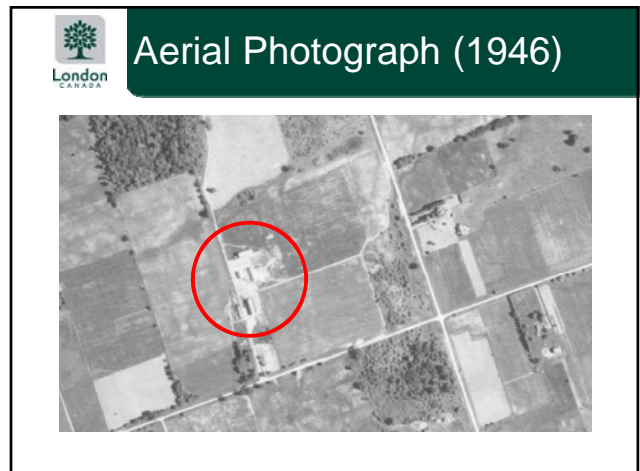
 **Barn 1**






660 Sunningdale Road East


- Barns built c.1940
 - Believed to be built by John Lindsay Bell (purchased property in 1937)
- Use of red clay tile
- Added to *Inventory of Heritage Resources*
- Priority 2 resource
- Letter to property owner on May 11, 2017 advising of approvals required for demolition
 - Demolition activities ceased
 - Demolition request received June 9, 2017






Uplands North Area Plan

- *Stage 1 Archaeological & Built Heritage Assessment (2002)*
 - 348 Sunningdale Road East (demolished 2015)
 - 2154 Richmond Street North
 - 660 Sunningdale Road East
 - *“The three red tile buildings on this parcel also merit listing in the Inventory of Heritage Resources. It is recommended, however, that the rating of these barns be changed from Priority 1 to a Priority 2 listing. At least one of the two larger red tile barns is recommended for preservation.”*




Past Planning Applications

- March 11, 2009 – recommended preservation
- October 10, 2012 – no comment
- October 8, 2013 – staff report (39T-09501/OZ-7638)
 - *the applicant as part of their revised submission detail what their intentions are with respect to the Priority 2 barn and dialogue with the City’s Heritage Planner about what options for the structure. The status of the barn structure can be addressed, if required, through conditions of draft approval.*
- March 12, 2014 & April 9, 2014 – no comment
- July 28, 2014 – staff report (39T-09501/OZ-7638)
 - *Within the subject site, there are three red tile barn buildings. The recommendations from the Uplands North Area Plan were these buildings be listed as a Priority 2 on the Inventory of Heritage Resources. It was also recommended that at least one of the two larger red tile barns be recommended for preservation. However, it was also noted in the Area Plan that the location of a future secondary collector road could interfere with any efforts to preserve these buildings as the location of this road is essentially fixed on the subject lands in order to properly align with the approved collector road location. Through the most recent submission, the Applicant has indicated that they will not be preserving any of the three buildings.*




Cultural Heritage Framework


- PPS 2.6.3: Significant built heritage resources and significant cultural heritage landscapes shall be conserved
- Chapter 13, *Official Plan / The London Plan*
- O. Reg. 9/06
 - Physical or Design Value
 - Historical or Associative Value
 - Contextual Value




Evaluation 660 Sunningdale Road East

The property has design value or physical value because it,	Is a rare, unique, representative or early example of a style, type, expression, material, or construction method	The use of materials and construction method is rare for barns. The red clay tiles, used as the primary cladding material for the barns, is rare and not found elsewhere in the City of London. The use of protruding concrete piers in the construction of the barns is also rare, where barns more typically have concrete or stone foundations, rather than concrete piers, with a timber frame. The application of these materials is more commonly found in industrial applications, such as factory buildings, which makes the barns rare examples of this expression not seen elsewhere in London.
	Displays a high degree of craftsmanship or artistic merit	The barns display a degree of craftsmanship in the material qualities of the clay tile. While the variety in grooving, cutting, and colour of the tiles could suggest little regard for the appearance of the building, or the use of seconds, this contributes to the rustic qualities of the barns.
	Demonstrates a high degree of technical or scientific achievement	The barns represent technical achievement in their combination of industrial materials in an agricultural form that is not seen elsewhere in London.


 Evaluation 660 Sunningdale Road East		
The property has historical value or associative value because it,	Has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community	While the barns represent an intersection of an agricultural form of building with the application of characteristically industrial materials, this is not a direct association with a theme, event, belief, person, activity, organization, or institution that is significant to a community. According to neighbours, John Lindsay Bell used the larger building as a machine shop and manufactured items required for the war effort however insufficient information was available to understand the war time contributions of Bell.
	Yields, or has the potential to yield, information that contributes to an understanding of a community or culture	No conclusive evidence could be found to determine if the property yields, or has the potential to yield, information that contributes to an understanding of a community or culture.
	Demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community	The barns are believed to have been constructed by John Lindsay Bell around 1940. It is not clear if John Lindsay Bell was an active builder, or the barns represent his only work.

 Evaluation 660 Sunningdale Road East		
The property has contextual value because it,	Is important in defining, maintaining, or supporting the character of an area	The property is part of a rural, agricultural landscape with fields under active cultivation. However, with the growth of the City's population, the area is evolving and developing with modern residential developments to the south, west, and east of the subject property. The barns are therefore important in defining and maintaining the historic agricultural character of the area that developed in the nineteenth century and continued throughout the twentieth century. Retaining the barns provides a tangible link to the historic agricultural character of this area.
	Is physically, functionally, visually, or historically linked to its surroundings	The location and arrangement of the barns on the property, and the relationship between the barns contributes to the property's physical, functional, visual, and historical links to its surroundings.
	Is a landmark	While certainly recognizable, it is not conclusive if the barns are a landmark in the context of their community.

 Comparative Analysis
<p>Barns noted in <i>Inventory of Heritage Resources</i></p> <ul style="list-style-type: none"> • 3544 Dingman Drive (ell-shaped bank barn with a gable roof, built circa 1870) • 5406 Highbury Avenue South (type unclear but has a gable roof, built circa 1870) • 5617 Highbury Avenue South (T-shaped bank barn with gable roof, built circa 1900) • 2240 Manning Drive (noted as "early barns" but details unclear) • 4335 Murray Road (T-shaped bank barn with gambrel roof, circa 1870) • 2012 Oxford Street (type unclear, but could be English style, built circa 1865) • 2154 Richmond Street (bank barn with gable roof, 1865) • 1383 Scotland Drive (T-plan bank barn with gable roof, 1865) • 3583 Westminster Drive (bank barn with gable roof, circa 1865) <p style="text-align: right; font-size: small;">Noted in staff report.</p>



London CANADA **Comparative Analysis**
Demolished Barns




1647 Fanshawe Park Road East
(gable roof bank barn, demolished 2013)

1919 Hamilton Road
(gambrel roof bank barn, demolished 2005)

2895 Bradley Avenue
(demolished 2010)

London CANADA **Comparative Analysis**
Demolished Barns




464 Commissioners Road West
(gable roof English-style barn, demolished 2005)

5067 Cook Road
(gable roof bank barn, demolished 2016)

1854 Oxford Street West
(gambrel roof bank barn, demolished 2002)

1259 Sunningdale Road East
(gable roof bank barn, demolished 2003)

London CANADA **Comparative Analysis**
Demolished Barns



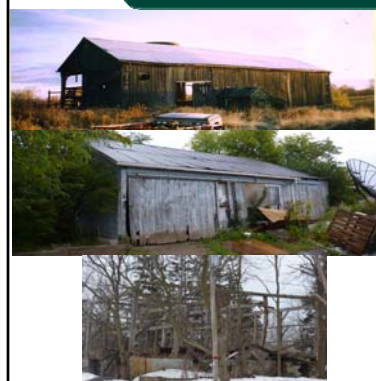
1690 Bradley Avenue
(contemporary barn and concrete silo, demolished 2011)

254 Gideon Drive
(gambrel roof English-style barn, demolished 2012)

1603 Hamilton Road
(gable roof bank barn, demolished 2013; house retained)

3713 Scotland Drive
(gable roof bank barn, demolished 2017)

London CANADA **Comparative Analysis**
Demolished Barns



120 Meadowlily Road South
(gable roof English-style barn, demolished c.1998)

493 Sunningdale Road East
(gable roof barn, demolished 2011)

491 Southdale Road West
(demolished 2014)


 **Comparative Analysis**
Retained Barns



247 Halls Mill Road
(gable roof English-style barn, Barn is still standing)



2411 Oxford Street West
(gable roof English-style barn, included in designating by-law)


 **Summary**

- Rare use of materials and expression
- Met criteria of O. Reg. 9/06
- Significant cultural heritage resources
- Statement of Cultural Heritage Value or Interest prepared and Heritage Attributes identified

 **Recommendation Options**

Options under the *Ontario Heritage Act*

1. Recommend designation under Section 29, *Ontario Heritage Act*; or,
2. Remove from Register (Inventory of Heritage Resources) and allow demolition to proceed.

 **Staff Recommendation**

That, on the recommendation of the Managing Director, Planning & City Planner, with the advice of the Heritage Planner, with respect to the request for the demolition of a heritage listed property located at 660 Sunningdale Road East, that notice **BE GIVEN** under the provision of Section 29(3) of the *Ontario Heritage Act*, R.S.O. 1990, c. O. 18, of Municipal Council's intention to designate the property at 660 Sunningdale Road East to be of cultural heritage value or interest for the reasons outlined in Appendix D of this report.



660 Sunningdale Road East



Common Barn Types in London

English-Style Barn

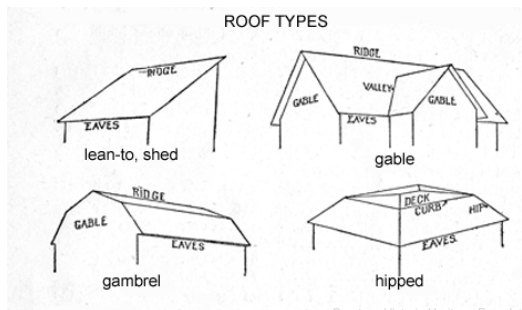
1938 Commissioners Road East

Bank Barn

7002 Colonel Talbot Road



Gambrel and Gable Roofs



NANCY Z. TAUSKY
Heritage Consultant

Grosvenor Lodge
1017 Western Road
London, ON N6G 1G5

To the Chair and Members of LACH:

In 2002 I provided a brief assessment of the “barns” at 660 Sunningdale Rd. as part of the Stage 1 Archaeological and Built Heritage Assessment connected to the Uplands North Area Plan. A few weeks ago, Heritage Planner Kyle Gonyou asked if I had additional information about the barns that could help him make an informed recommendation in the current crisis. Because I have been unable to unearth these documents, owing to a recent move, I have attempted to repeat some of the research I did at that time and to embark on some other investigations, in the course of which I have made some discoveries that strengthen my conviction of the importance of these buildings.

1. Research on the Use of Hollow Clay Tiles (also called Hollow Terra Cotta Tiles) for building bearing walls.

Such tiles were strongly recommended by its advocates for a variety of uses, including that of supporting bearing walls. According to the *Handbook of Hollow Building Tile Construction*, 1912), “The strength and resultant carrying capacity, the comparative lightness in weight and consequent saving in structural material and the economy and ease of erection, combined with permanence and resistance to fire and weather, have naturally fostered a very large and constantly growing use of Hollow Building Tile for load-bearing walls, in residence buildings . . . , churches, schools and skeleton frame buildings.” The article assumes that, with exterior walls, the tiles will generally be faced with stucco or another form of masonry.

2. Attempts to locate Hollow Clay Tiles use in connection with other area Barns.

I had noted in my earlier work that hollow clay tiles were occasionally found in some barn foundations, and I had located one small barn where the walls were comprised of such tiles. On excursions with Janet Hunten, we rediscovered the barn, on Highway 2 west of Melrose (see figure 1), and in the foundations of two barns on Jamestown Road near Port Dover (figures 2 and 3). It is likely that all of these tiles were locally produced, given the large number of brick and tile plants using the many repositories of clay in the area.



Figure 1



Figure 2



Figure 3

It is evident from our recent investigations, from my searches in 2002, and from studies of many barns in the course of other consulting assignments that such tiles were rarely used as part of barn construction, despite their seeming practicality.

3. Research into the relationship between the Sunningdale Road Barns and contemporary barn-building advice.

During much of the twentieth century, main sources of ideas about the best in cow and horse barn design and construction were the Beatty (or BT) Barn Books, issued by the Beatty Brothers' head office in Fergus, Ontario. Although these books do illustrate numerous barns and they did sell both exterior and interior barn materials, they also emphasized certain principles important for barn construction. These included considerations of light, orientation, dimensions, ventilation, cow and horse comfort, site, materials, and bracing. None of the books I have been able to examine – on-line or in the Toronto Reference Library -- have recommended using hollow clay tiles in any form for either walls or foundations. Interestingly, however, the Sunningdale barns do adhere to recommendations of the Beatty Barns Books in several other respects: they

have numerous windows along the sides to let in adequate sunlight (for the health of calves and foals), they are built along a north-south axis so that sunlight can permeate windows from both the east and west, they are of the recommended width, they feature roof ventilators, and, as I recall, the roof of at least the large easternmost barn featured the kind of intricate bracing recommended to alleviate heavy posts and beams in the middle of the upper floor.

It seems to me that this additional research leads to two important conclusions that solidify the worthiness of all three barns for designation under the Ontario Heritage Act (even though the case for designating the largest and most important barn is now complicated by its partial demolition):

- A. The barns are unusual in their use of hollow clay tiles as an external facing material.**
- B. They are unique in their combination of industrial building forms (e.g. the double layers of tiles and the regular placement of reinforcing piers along the sides of the buildings) with agricultural models.**

Finally, I admit to being bothered by what seems to me to have been considerable laxness by the City in following up on the recommendations attending the 2002 Stage 1 report: that the buildings be designated and that “a detailed built heritage assessment . . . be submitted to the City of London Planning Department as well as to [what was then] the MTCR.” No such detailed built heritage assessment was done, and the buildings were not then designated.

Respectively submitted,


Nancy Tausky


 

Request for Demolition Heritage Designated Property 150 Dundas Street/ 153 Carling Street

London Advisory Committee on Heritage
Wednesday July 12, 2017

london.ca

 **Property Location-plan
150 Dundas/153 Carling St.**



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 **Property Location-aerial
150 Dundas/153 Carling St.**



Market Lane

 **Street View
150 Dundas Street**



150

08/14/2016

 **Street View**
153 Carling Street



 **Heritage Status**
150 Dundas/153 Carling St.


- located in the Downtown (HCD)
- designated under Part V of the Ontario Heritage Act
- "C" ranking property



 **Historic Background**
150 Dundas/153 Carling St.

- historically a commercial site dedicated to sale of clothing & dry goods
- current building 1948 — former S.S. Kresge Ltd. up to late 1970s



 **Historic Background**
150 Dundas/153 Carling St.

Art Moderne-styled building

- unadorned, flat façade
- seven sets of sunken windows
- flanked by well-expressed panels,
- an expansive upper cornice and lower sign board area





Façade Alterations 150 Dundas Street



Demolition Request

The *Ontario Heritage Act* directs that no owner of property within a designated Heritage Conservation District is permitted to demolish the property unless a permit is obtained from the municipality to do so.

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.

Request was received on June 7, 2017.



Provincial Policy Statement (2014)

Section 2.6.1 of the Provincial Policy Statement (PPS-2014) directs that: “**significant** built heritage resources and significant cultural heritage landscapes shall be conserved.”

“**To conserve**” may be achieved through mitigative measures and/or alternative development approaches.

Mitigative methods are identified in the Ontario Heritage Tool Kit as:

- alternative development approaches
- design that harmonize mass, setback, setting and materials
- compatible infill and additions



Downtown HCD

- Downtown HCD Plan establishes in Policy 4.6 that “The goal of a heritage conservation district is to preserve and protect the heritage assets within the short term and over the long term.”
- Demolition of buildings within a heritage district is strongly discouraged...
- ...however, it is 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 when redevelopment is in keeping with appropriate City policies**”.



Official Plan + London Plan

- Within Heritage Conservation Districts, “the design of new development, should complement the prevailing character of the area.” (OP 13.3.6 ii)
- “Encourage[s] new development to be sensitive to, and in harmony with, the City’s heritage resources.” (OP 13.1iii)
- The London Plan requires the owner to undertake mitigation measures. (LP, 600)
- Objective the plan is “[t]o ensure that new development and public works are undertaken to enhance and be sensitive to cultural heritage resources.” (554_3)



City Policies

Strategic Plan for the City of London 2015-2019

- Urban Regeneration is a pillar of “Growing our Economy”; strategy supports investment in London’s downtown as the heart of our city and investing more in heritage restoration

London’s Community Economic Road Map

- Creating a vibrant, attractive, and competitive core is important in supporting an exceptional downtown and a vibrant urban environment

Our Move Forward: London’s Downtown Plan

- Ensure new buildings are consistent with the Design Manual and the HCD Guidelines and reviewed by the Urban Design Peer Review Panel
- Design tall buildings to function as landmarks to create a distinctive downtown skyline.



Proposed Project-Current

- 27-storey mixed-use building
- ground floor commercial space,
- second floor resident-amenity space, and
- student residential units on the third floor and up



South Elevation — Dundas Street



Proposed Project-Original



Original Conceptual Rendering



Analysis

- Demolition of buildings within a heritage district is strongly discouraged however, each demolition request within any of London's HCDs is considered on a case-by-case basis.
- In some situations, the careful removal of select fragments within the urban fabric may be justified if, for instance, redevelopment is appropriate and is in keeping with City policies.
- This approach is clearly supported in Our Move Forward: London's Downtown Plan, in London's Strategic Plan and in the Community Economic Road Map.



Analysis

- Little remains of architectural significance of 150 Dundas/153 Carling Street, with the subtle detailing inherent in the Moderne-style being lost due to parging of the façade.
- Impacts of demolition on adjacent significant heritage resources is adequately addressed through mitigative measures targeted at ensuring compatibility of infill development with a design that harmonizes massing, setbacks, setting and materials.



Conclusions

- Heritage conservation and development are not mutually exclusive notably when impacts of demolition for new development are mitigated, and when new design enhances the urbanscape.
- Based on the review of the Heritage Impact Statement (submitted by the applicant) and further analysis of relevant policies, heritage staff is satisfied that there will be no adverse impacts to adjacent heritage designated properties and to urban fabric within the Downtown Heritage Conservation District as a result of the requested demolition and proposed new development.



Staff Recommendation

- The proposed development concept outlined in the Appendix to February 2017 Heritage Impact Statement BE ENDORSED in principle, and details be refined and BE SUBMITTED as part of a complete Heritage Alteration Permit application with approval authority delegated to the City Planner;
- Demolition BE PERMITTED after issuance of a building permit by the Chief Building Official;
- The applicant BE REQUIRED to post a bond or provide a certificate of insurance as a guarantee that adjacent buildings will be protected during demolition and construction; and,
- Prior to any demolition, photo documentation of the exterior details of the existing building BE COMPLETED by the applicant and submitted to Planning Services.





Heritage Alteration Permit Application
**299 Central Avenue,
 West Woodfield HCD**

London Advisory Committee on Heritage
 Wednesday July 12, 2017

london.ca




Property Location





West Woodfield HCD

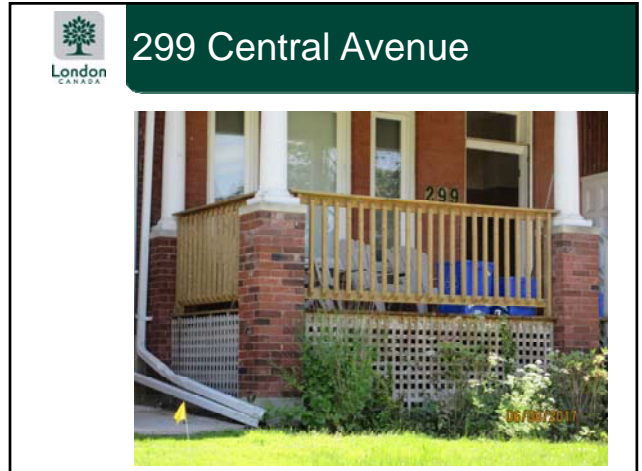
- Designated on March 9, 2009
- C-Ranked Property
- *West Woodfield HCD Plan*
 - Encourages repair rather than replacement
 - Seeks precedence in alterations
 - Compatibility
 - Section 8.2.1: Alterations
 - Section 10.5: Porches



299 Central Avenue



© 2012-06 (Google)





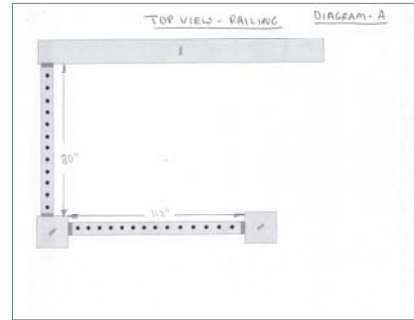
Heritage Alteration Permit



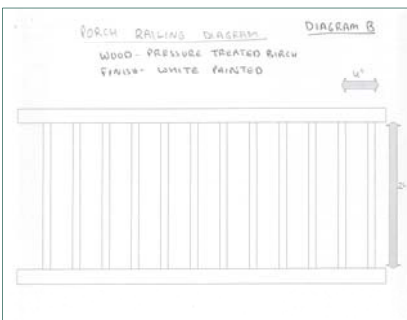
297 Central Avenue (adjacent)



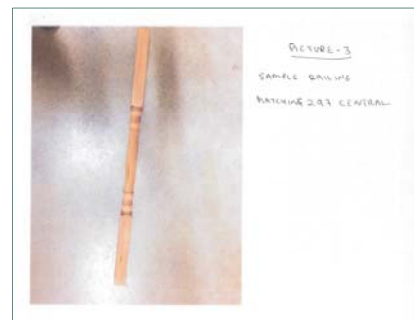
Heritage Alteration Permit



Heritage Alteration Permit



Heritage Alteration Permit





Recommendation Options

Options under the *Ontario Heritage Act*

Within 90 days after the notice of receipt is served on the applicant... the council may give the applicant,

- A. The permit applied for;
- B. Notice that the Council is refusing the application for the permit;
- C. The permit applied for, with terms and conditions attached



Staff Recommendation

That, on the recommendation of the Managing Director, Planning & City Planner, with the advice of the Heritage Planner, the application under Section 42 of the Ontario Heritage Act to alter the verandah of the building located at 299 Central Avenue, within the West Woodfield Heritage Conservation District, BE PERMITTED as submitted in the proposed alteration drawings attached hereto as Appendix C with the following terms and conditions:

- a. All exposed wood be painted; and,
- b. The Heritage Alteration Permit be displayed in a location visible from the street until the work is completed.





Heritage Alteration Permit Application
169 Bruce Street
 Wortley Village-Old South
 HCD

London Advisory Committee on Heritage
 Wednesday July 12, 2017

london.ca




Property Location

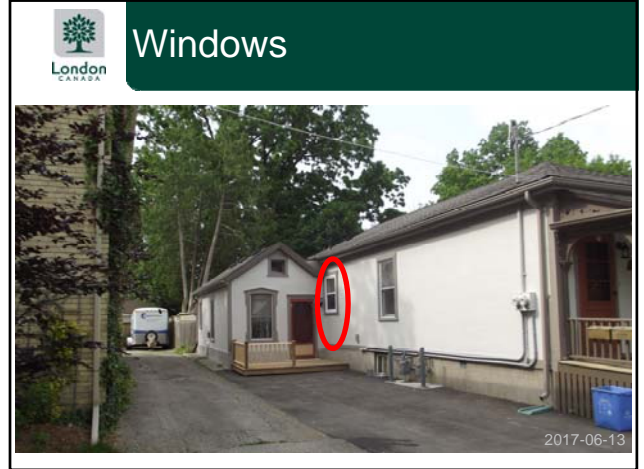
Wortley Village-Old South HCD

- Designated on June 1, 2015
- B-Ranked Property
- *Wortley Village-Old South HCD Plan*
 - “Avoid the destruction and/or inappropriate alteration of the existing building stock, materials, and details”
 - Policy and guidelines
 - Windows: style, size, proportion, material
 - Porches
 - Chimneys



Heritage Alteration Permit

- Retroactive approval for installation of a new 2'x3' **window** on the southeast corner of 169 A Bruce Street to allow more light into the studio unit. The stucco was cut to accommodate the window with a 3" x 3" lintel
- Retroactive approval for the construction of a new wooden **porch** at the side door, built on a wooden platform with wooden railings and posts
- Remove the existing concrete block **chimney** and reconstruct a new chimney in its place with concrete block





Recommendation Options

Options under the *Ontario Heritage Act*

Within 90 days after the notice of receipt is served on the applicant... the council may give the applicant,

- A. The permit applied for;
- B. Notice that the Council is refusing the application for the permit;
- C. The permit applied for, with terms and conditions attached



Staff Recommendation

That, on the recommendation of the Managing Director, Planning & City Planner, with the advice of the Heritage Planner, the application under Section 42 of the *Ontario Heritage Act* to alter windows and chimney and to erect a new porch at the building located at 169 Bruce Street, within the Wortley Village-Old South Heritage Conservation District, **BE PERMITTED** as submitted in the proposed alteration drawings attached hereto as Appendix C with the following terms and conditions:


- a. All exposed wood be painted;
- b. Brick be considered as the material for the replacement chimney; and,
- c. The Heritage Alteration Permit be displayed in a location visible from the street until the work is completed.


 

Heritage Alteration Permit Application
21 Marley Place
Wortley Village-Old South
HCD

London Advisory Committee on Heritage
Wednesday July 12, 2017


london.ca


 **Property Location**



 **21 Marley Place**



 **Setback**



23 Marley Place 21 Marley Place 19 Marley Place



Wortley Village-Old South HCD

- Designated on June 1, 2015
- No Property Ranking (Vacant)
- *Wortley Village-Old South HCD Plan*
 - Section 4.1.1 – Residential Area (Development Pattern)
 - Section 4.4 – New Development
 - Section 4.6 – Public Realm
 - Section 8.3.3 – Design Guidelines – New Buildings

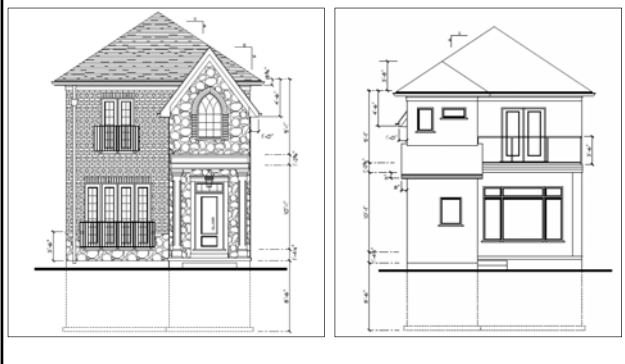


Heritage Alteration Permit

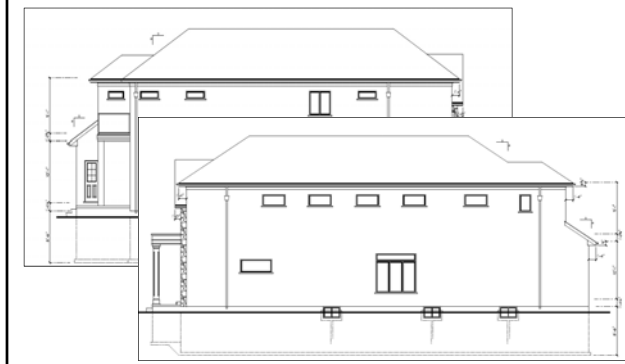
- Erect a new single detached dwelling
- Erect a new detached garage at the rear of the property

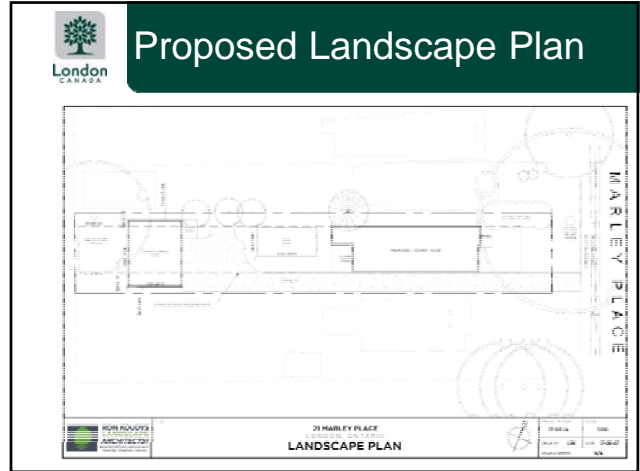
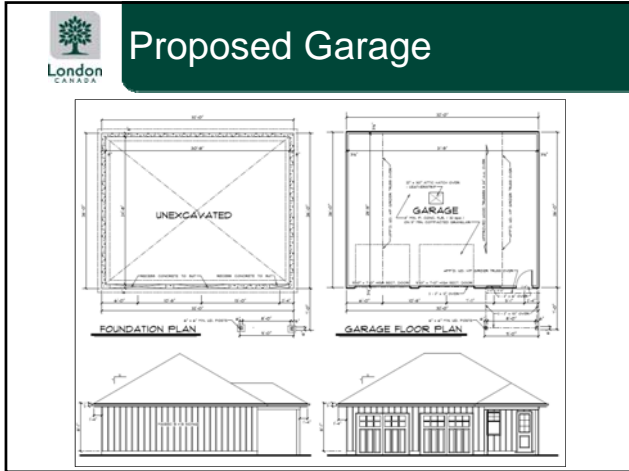


Proposed Front & Rear Elevations



Proposed Side Elevation





Recommendation Options

Options under the *Ontario Heritage Act*
 Within 90 days after the notice of receipt is served on the applicant... the council may give the applicant,

- A. The permit applied for;
- B. Notice that the Council is refusing the application for the permit;
- C. The permit applied for, with terms and conditions attached



Staff Recommendation

That, on the recommendation of the Managing Director, Planning & City Planner, with the advice of the Heritage Planner, the following actions BE TAKEN:


- a. the application made under Section 42 of the Ontario Heritage Act to erect a new building on the property located at 21 Marley Place, within the Wortley Village-Old South Heritage Conservation District, BE PERMITTED as submitted as proposed in the drawings attached hereto as Appendix C, subject to the condition that the Heritage Alteration Permit is displayed in a location visible from the street until the work is completed; and,
- b. consistent with the aesthetic guidelines in s. 10.3.2.2 of the Wortley Village-Old South Heritage Conservation District Plan to maintain and enhance the current streetscape of the HCD, the Chief Building Official BE REQUESTED to provide the City's tree protection awareness brochure to the applicant with the issuance of the building permit, to foster tree/root zone protection measures of City trees on the abutting City property.




Archaeological Master Plan Review Project


London Advisory Committee on Heritage
Wednesday July 12, 2017

london.ca



Why Archaeology?

- Matter of Provincial Interest (2(d), *Planning Act*)
- Provincial Policy Statement (2014)
- *Ontario Heritage Act*
- Official Plan/The London Plan
- Contributes to our understanding of the past
- Respect for past settlement

Objectives of AMP

- Prepare a **reliable inventory** of archaeological sites within the municipality
- Preparation of a **thematic framework** of the municipality's pre- and post-contact settlement history within which to identify the potential for additional unknown archaeological sites
- Development of an **archaeological site potential/integrity model** that accounts for the likelihood for survival of sites in various urban contexts
- Provision of recommendations for a comprehensive approach to **archaeological site conservation and management**



AMP Review Project

1. Update the sites database and associated mapping for known (registered and unregistered) archaeological sites within the City of London;
2. Review the existing composite archaeological site potential layer and make recommendations for improvements;
3. Review current federal, provincial, and municipal planning and management guidelines for known and potential archaeological resources;
4. Develop an implementation framework for responsible municipal stewardship and management of archaeological resources in the City.



Update Sites Database and Archaeological Potential Model

- 298 registered archaeological sites
- 2,366 hectares cleared
- 2010-2016
 - 169 Stage 1-2 archaeological assessments
 - 44 Stage 3 archaeological assessments
 - 36 Stage 4 archaeological assessments
- Review of Indigenous Archaeological Site Potential Layer
- Review of Historic Archaeological Site Potential Layer
- Integrity



Indigenous Archaeological Site Potential Layer

- 223 Indigenous sites found since 1995
 - 78 Indigenous sites substantial (>4 artifacts)
- 70 sites captured by old model – 90%
- **Improvement:**
 - Inclusion of alluvial soils



Historic Archaeological Site Potential Layer

- 75 historical sites found since 1995
- 54 sites captured by old model – 72%
- 6/21 sites in early urban core
- **Improvement:**
 - Add residential, commercial, and industrial features from geo-referenced historical maps
 - Add new integrity modeling layer in Early Urban Core



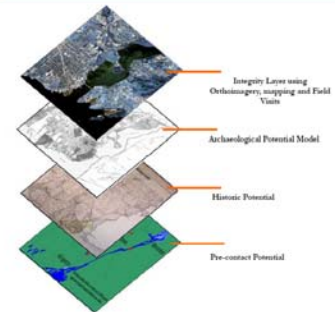
Integrity Layer

- Likelihood that archaeological resources remain
 - Land use
 - Development history and methods
- Image Classification
- Historical Aerial Photographs
- Refinement of buffer areas



Potential Layers

Archaeological Management Plans – Study Method



Implementation

- In situ conservation
- Public Works
- Holding Provision (h-18)
- Building Permits
- Artifact Curation
- Contingency Plan



Consultation

- LACH Archaeology Sub-Committee
- Steering Committee
- Meetings with First Nations
- International Archaeology Day
- Social media updates
- Ontario Archaeological Society
- Building and Development Liaison Forum
- Industry Briefing
- Corporate Approvals Team meeting
- Targeted engagement



Indigenous Monitors

- Indigenous engagement and monitoring during Stage 2 archaeological assessment added to *The London Plan* by Minister of Municipal Affairs
- Collaboration with First Nations on engagement protocols

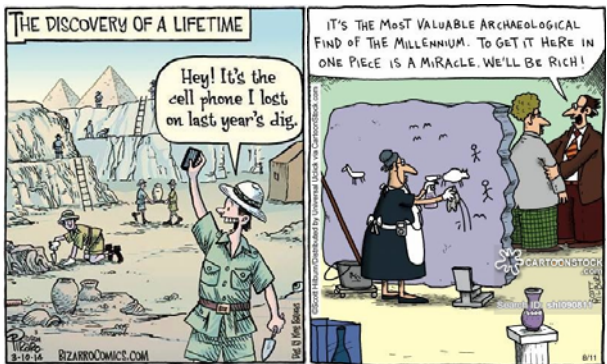


Next Steps

- PEC on July 17, 2017
- Amend *Official Plan/The London Plan* to adopt the AMP as a Guideline Document
- Zoning By-law Amendment for h-18
- Collaboration with First Nations on engagement protocols



Archaeological Perspectives



Heritage Planners' Report to LACH: July 12, 2017

1. Heritage Alteration Permits processed under Delegated Authority By-law:
 - a. 467 English Street (Old East HCD): vinyl residing
 - b. 200 Dundas Street (Downtown HCD): window replacement
 - c. 29 Kensington Avenue (Blackfriars/Petersville HCD): porch railing
 - d. 126 Wortley Road (Wortley Village-Old South HCD): porch restoration
 - e. 58 Bruce Street (Wortley Village-Old South HCD): porch restoration

Upcoming Heritage Events

- St. Paul's Cathedral, The Choir of Trinity College, Cambridge
July 18, 2017, 7:30-9:00pm
<http://www.stpaulscathedral.on.ca/news-and-events/events/the-choir-of-trinity-college-cambridge>
- *London: 150 Cultural Moments*, Open House Book Party at Brown & Dickson Bookshop, August 10, 2017, 7-9:00pm; book available in stores August 1, 2017
<https://www.facebook.com/events/474957186192641/>
<http://biblioasis.com/shop/forthcoming/150-cultural-moments-london/>
- Tours of Canada, Southern Station, June 11-August 20, 2017
www.londontourism.ca/Events/Heritage/
- Artifact Day, Ska-Nah-Doht Village and Museum, July 16, 2017
www.londontourism.ca/Events/Heritage/
- Eldon House www.eldonhouse.ca (519-661-5169 for reservations)
 - Starting June 27-August 27: Summer Tea Program
 - Saturday August 5, 2017: Teddy Bear Picnic
- Cityscape 150: Art and Photography Contest www.acolondon.ca/acoLondon
- Museum London walking tours on Saturdays at 10:30am and 2:30pm. \$5pp. Registration required. 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