



P.O. Box 5035
300 Dufferin Avenue
London, ON
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July 26, 2017

Mayor M. Brown

I hereby certify that the Municipal Council, at its meeting held on July 25, 2017 resolved:

12. That the following actions be taken with respect to the 7th and 8th Reports of the London Advisory Committee on Heritage from its meetings held on June 14 and July 12, 2017, respectively:

- a) the Municipal Council BE REQUESTED to consider the North Talbot Community (bounded by Oxford Street East, the Thames River, Fullarton Street and Richmond Street) as the top priority on the list of upcoming Heritage Conservation Districts (HCD) to be designated; it being noted that the SoHo Neighbourhood is currently at the top of the HCD list; it being further noted that the London Advisory Committee on Heritage received the attached presentations from A.M. Valastro and M. Tovey with respect to this matter;
- b) the Mayor and the Municipal Council BE REQUESTED to send a letter to the Honourable Catherine McKenna, Minister of Environment and Climate Change with a copy to P. Van Loan, Member of Parliament and local Members of Parliament K. Young, P. Fragiskatos, I. Mathysen, and K. Vecchio, expressing support for Bill C-323, being a Bill for tax credits for the restoration of heritage properties;
- c) on the recommendation of the Managing Director, Planning and City Planner, with the advice of the Heritage Planner, with respect to the request by Julcon Developments Inc., for the demolition of the property located at 220 Greenwood Avenue, the following actions be taken:
 - i) the property located at 220 Green Avenue BE REMOVED from the *Inventory of Heritage Resources* Register;
 - ii) the Chief Building Official BE ADVISED that Municipal Council consents to the demolition of this property; and,
 - iii) the property owner BE REQUESTED to salvage the buff brick masonry for reuse in a new structure on the property;

it being noted that the London Advisory Committee on Heritage received a presentation from K. Gonyou, Heritage Planner, with respect to this matter;

- d) 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 alter the verandah of the building located at 362 and 364 Princess Avenue, within the West Woodfield Heritage Conservation District, BE PERMITTED as submitted in the proposed alteration drawings appended to the staff report dated June 14, 2017, with the following terms and conditions:
 - all exposed wood be painted;
 - additional trim detail be added to the capital and base of each column; 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 a presentation from K. Gonyou, Heritage Planner;

- e) the Civic Administration BE REQUESTED to review the current London Advisory Committee on Heritage (LACH) Terms of Reference and consider the following amendments:
- change the Emerging Leaders representative to a representative from a general youth-oriented organization, for example ACO NextGen;
 - add a member to represent the Indigenous population;
 - add a member from the London Society of Architects; and,
 - check the membership totals listed on the current Terms of Reference;

it being noted that the Committee Secretary will place a request on an upcoming Agricultural Advisory Committee agenda to ask that a member of that committee be appointed to the LACH as per the current Terms of Reference membership composition;

- f) clauses 1, 2, 4 to 12, 14, 17, 18 and 20, of the 7th Report BE RECEIVED;
- g) the following actions be taken with respect to the Stewardship Sub-Committee Report, from its meeting held on June 28, 2017:
- i) the 15 properties indicated on the list appended to the 8th Report of the London Advisory Committee on Heritage 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,
- ii) the Civic Administration BE REQUESTED to provide, to the Heritage Planner, any digital copies of any photos of the Florence/ Rectorly 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;
- h) 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 located 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 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;

- i) clause 7 of the 8th Report of the London Advisory Committee on Heritage with respect to the request for the demolition of the Heritage Listed property located at 150 Dundas Street/153 Carling Street by Rygar Corporation Inc., BE REFERRED to the July 31, 2017 Planning and Environment Committee meeting; it being noted that clause 7 reads as follows:

“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 a presentation from L. Dent, Heritage Planner, with respect to this matter.”;

j) 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 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 a presentation from L. Dent, Heritage Planner, with respect to this matter;

k) 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 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 a presentation from L. Dent, Heritage Planner, with respect to this matter;

l) on the recommendation of the Managing Director, Planning and 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:

- i) 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,
- ii) 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 a presentation from L. Dent, Heritage Planner, with respect to this matter;

m) on the recommendation of the Managing Director, Planning and City Planner, with the advice of the Heritage Planner, the following actions be taken with respect to the Archaeological Master Plan:

- i) 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;
- ii) 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;
- iii) 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;
- iv) 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,
- v) 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; and,

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

n) clauses 1 to 4, 12 to 15, of the 8th Report BE RECEIVED;

it being noted that the Planning and Environment Committee heard a verbal presentation from D. Dudek, Chair, LACH, with respect to these matters. (12/14/PEC)



C. Saunders
City Clerk
/lk

cc. J. M. Fleming, Managing Director, Planning and City Planner
J. Yanchula, Manager, Urban Regeneration
C. Dawidenko, Special Projects Coordinator
L. Dent, Heritage Planner
K. Gonyou, Heritage Planner
J. Bunn, Committee Secretary
H. Lysynski, Committee Secretary
Chair and Members, London Advisory Committee on Heritage
External cc. List in the City Clerk's Office



1



How many of you have dined at the Villa Cornelia?

2



Or perhaps had your car repaired in the Williams Downtown Automotive Service?

3



How many of you have raised a glass in the CEEPS?

These three buildings have something in common. They're all heritage buildings, and they all fall within the Talbot North neighbourhood.

4



The Talbot North neighbourhood contains many heritage assets. The following slides show a sampling.
The Talbot Street Church is one of the neighborhood's landmarks.

5



Josiah Blackburn's house is now the London Squash and Fitness Club.

6



This building at the corner of St. George St. and Mill St. was once a neighbourhood grocery.

7



This house, on Central, its with double-thick walls, was built by the famous physician Dr. Oronhyatekha.

8



This house on Dufferin was the home of one of London's first and most important early architects, Samuel Peters Jr.

9



So where is the Talbot North neighbourhood exactly?

10



Let's situate it within the existing Heritage Conservation Districts. I have added dates showing when each existing district was completed. The blue outlines show the Great Talbot HCD and Gibbons Park HCD, which are moving towards completion. The green outline shows the Talbot North neighbourhood.

11



The boundary of a prospective Talbot North HCD would be determined by consultants, and would be smaller and more nuanced than the neighbourhood boundaries. The area in green on this slide is intended to suggest this idea, without presuming any particular boundary in advance.

12



This closeup shows the heritage map for the Talbot North Neighbourhood. Yellow dots show listed heritage properties. Red dots show designated heritage properties. These are not the only heritage structures in Talbot North, but the dots give a sense of the richness of the neighbourhood's heritage assets.

13



Neighbourhood interest in a Heritage Conservation District has increased recently. In the last year and a half, several listed (but not designated) heritage structures in the area were demolished, including 505, 507, and 511 Talbot Street.

15



The recent demolition of Camden Terrace further sensitized the neighbourhood to the importance of managing change in their area.

17



14



505 Talbot, according to John Lutman's well-regarded book, "The Historic Heart of Downtown", was one of the two finest Italianate structures in the city.

16



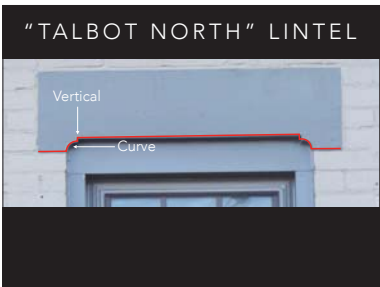
18

CRITERIA FOR A HERITAGE CONSERVATION DISTRICT

- "The presence of physical, environmental or aesthetic elements which individually, may not constitute Grounds for the designation of a Heritage Conservation District, but which collectively are significant to the community"
- "The association of the area with a particular historical event or era that is unique to the community."
- "The presence of properties that are considered significant to the community as a result of their location or setting."

In the following slides, I will review the criteria for a Heritage Conservation District, using specific examples from Talbot North.

19



It is the combination of the curve, and the vertical that makes it distinct. Once you're familiar with the design, and you walk through the streets of Talbot North, you cannot help but notice it.

21



and here,

23

"TALBOT NORTH" LINTEL

"The presence of physical, environmental or aesthetic elements which individually, may not constitute Grounds for the designation of a Heritage Conservation District, but which collectively are significant to the community"

The first criterion has to do with elements which collectively are significant. Here is one example from Talbot North, which I call the "Talbot North" lintel. This particular design of lintel seems to be distinctive to the Talbot North area. I have not seen it in other neighbourhoods, although it is certainly possible that it exists in other parts of the city.

20



You can see it here,

22



and here

24



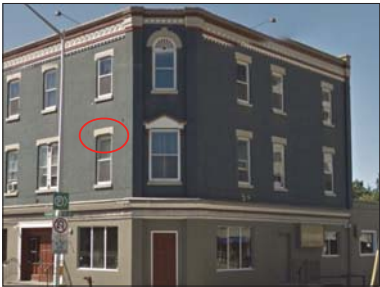
and here,

25



and here.

26



Even the CEEPS has this particular style of lintel.

27



The second criterion for a heritage conservation district is an association with a particular historical event or area that is unique to the community. A great example of this for Talbot North is the creek that used to run through the community, Carling's Creek. It was associated with Carling's Brewery, but it also gave rise to Hyman's Tannery, and the Kent Brewery.

28



Carling's Creek still exists, but is now underground. To give you an idea, the Carling's Creek used to run in roughly the same location as this laneway between Mill Street and Ann Street, here pictured looking West from St. George Street.

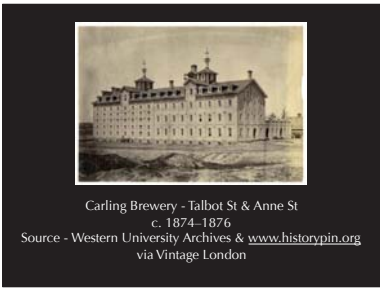
29



Richmond and the CPR Tracks, looking south
Hyman Tannery on right.

19th Century industry often sought a source of water, both as a raw material and as a source of power. Here you can see the Hyman Tannery on Richmond Street.

30



Here is a photograph of the famous Carling brewery, which used to be on Talbot Street between Piccadilly St. and Ann St.



This is the former Kent Brewery, on Ann Street, established in 1859.

31



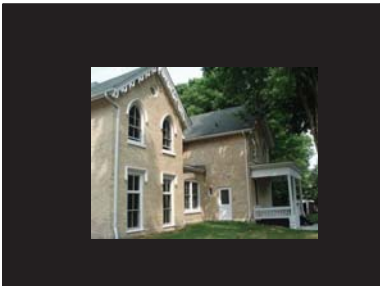
The Kent brewery building still exists, and is now the Williams Downtown Automotive Service.

32



The third criterion for a Heritage Conservation District is "The presence of properties that are considered significant to the community as a result of their location or setting." In Talbot North, an example of properties that are significant because of their location or setting are the mansions along Talbot Street perched above the river, some of which can still be seen today. This is the old Bishop's Palace, or "Blackfriars".

33



This is Raleigh House.

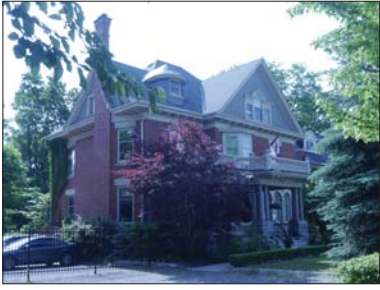
34



This is 653 Talbot St.

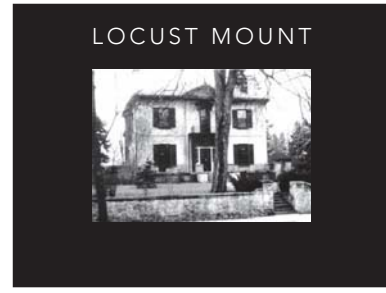
35

36



And this is 651 Talbot Street, also on the hill above the river.

37



Locust Mount, destroyed by fire in 2000, was another such Talbot St. mansion.

38



I'd like to call your attention to one final mansion of note, on Kent Street near Talbot. This is the Carling House and is associated with the Carling family who built the Carling brewery shown earlier. You can tell that it's the Carling House because of this round architectural detail. Let's look more closely.

39



A beer cap! And in the centre of it — the Carling logo.

40

Place Name	Location	Year Designated	Year Completed
SOHO	Old Street	2003	2013
St. James Place	St. James Street	2003	2013
St. James Place	St. James Street	2017?	2021?
St. James Place	St. James Street	1993	
St. James Place	St. James Street	2009	
St. James Place	St. James Street	2006	
St. James Place	St. James Street	2015	
St. James Place	St. James Street	2015	
St. James Place	St. James Street	2015	
St. James Place	St. James Street	2003	
St. James Place	St. James Street	2017?	
St. James Place	St. James Street	2015	
St. James Place	St. James Street	2019?	

Talbot North was identified as a prospective Heritage Conservation District in Heritage Places in 1992. At that time, it was placed third in priority order. Since that time a number of other Heritage Conservation Districts have been completed. Currently SOHO, which was added in 2013, is scheduled to be studied next.

41

Place Name	Location	Year Designated	Year Completed
SOHO	Old Street	2003	2013
St. James Place	St. James Street	2003	2013
St. James Place	St. James Street	2017?	2019?
St. James Place	St. James Street	1993	
St. James Place	St. James Street	2009	
St. James Place	St. James Street	2006	
St. James Place	St. James Street	2015	
St. James Place	St. James Street	2015	
St. James Place	St. James Street	2015	
St. James Place	St. James Street	2003	
St. James Place	St. James Street	2017?	
St. James Place	St. James Street	2015	
St. James Place	St. James Street	2021?	

If Talbot North were prioritized, with SOHO being studied after Talbot North, the completion dates might change to look something like this.

42

North Talbot Heritage Conservation District

**Request to expedite study for
Heritage Designation**

- The biggest threat is the dominate presence of investors of student housing. They tend to be investors from other cities with no connection to the community or local heritage.
- As many of these houses are large and students can be transit clients, the houses are rented as 'quasi' rooming houses. The interiors are often upgraded but the exteriors are neglected.





Repairs on done on the cheap or not at all allowing structures to crumble



Small details such as these are at risk





York Development has purchased 8 properties in North Talbot. Most will be demolished





