

London Advisory Committee on Heritage

Report

The 5th Meeting of the London Advisory Committee on Heritage
April 10, 2019
Committee Rooms #1 and #2

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

ABSENT: H. Elmslie

ALSO PRESENT: J. Dent, L. Dent, K. Gonyou, K. Killen, P. Lupton and A. Rammeloo

The meeting was called to order at 5:30 PM.

1. Call to Order

1.1 Disclosures of Pecuniary Interest

That it BE NOTED that no pecuniary interests were disclosed.

2. Scheduled Items

2.1 Heritage Alteration Permit Application (York Developments) 131 King Street - Downtown Heritage Conservation District

That, on the recommendation of the Director of Development Services, with the advice of the Heritage Planner, the application made under Section 42 of the *Ontario Heritage Act* to construct a new high-rise building on the property located at 131 King Street, within the Downtown Heritage Conservation District, BE PERMITTED as proposed in the drawings appended to the staff report dated April 10, 2019, subject to the following terms and conditions:

- a) the Heritage Planner be circulated on the applicant's Building Permit application drawings to verify compliance with the submitted design prior to issuance of the Building Permit; and,
- b) the Heritage Alteration Permit be displayed in a location visible from the street until the work is completed;

it being noted that the attached presentations from L. Dent, Heritage Planner and T. Dingman, with respect to this matter, were received.

2.2 One River Master Plan Environmental Assessment - Cultural Heritage Assessment Reports

That the following actions be taken with respect to the One River Master Plan Environmental Assessment Cultural Heritage Assessment Reports (CHAR):

- a) A. Rammeloo, Division Manager, Engineering, BE ADVISED that the London Advisory Committee on Heritage (LACH) supports the conclusions of the CHAR for the Springbank Dam and "Back to the River" Schedule B Municipal Class Environmental Assessment, dated April 2, 2019, from Golder Associates Ltd.; it being noted that the LACH prefers Alternative 2, partial dam removal; and,
- b) A. Rammeloo, Division Manager, Engineering, BE ADVISED that the London Advisory Committee on Heritage (LACH) supports the

conclusions of the CHAR for the Forks Area and “Back to the River” Schedule B Municipal Class Environmental Assessment, dated April 2, 2019, from Golder Associates Ltd.; it being noted that the LACH does not support Alternatives 1 and 3 and, instead, prefers vegetated terracing for the area;

it being noted that the attached presentation from A. Rammeloo, Division Manager, Engineering, and a verbal delegation from C. Butler, with respect to this matter, were received.

2.3 Draft Old East Village Dundas Street Corridor Secondary Plan

That K. Killen, Senior Planner, BE ADVISED that the London Advisory Committee on Heritage (LACH) is supportive of the Draft Old East Village Dundas Street Corridor Secondary Plan, dated February 2019; it being noted that the LACH supports a stronger approach to mandatory ground floor active uses being considered along the entire stretch of Dundas Street; it being further noted that the attached presentation from K. Killen, Senior Planner, with respect to this matter, was received.

2.4 Long Term Water Storage Municipal Class Assessment Project

That P. Lupton, Environmental Services Engineer, BE ADVISED that the London Advisory Committee on Heritage (LACH) supports the conclusions of the Cultural Heritage Screening Memo, contained within the Long Term Water Storage Municipal Class Environmental Assessment dated March 26, 2019, from AECOM; it being noted that the LACH supports the preferred alternative of the Springbank Reservoir and that a stage 1-2 archaeological assessment should be done at the location; it being further noted that the attached presentation from P. Lupton, Environmental Services Engineer, with respect to this matter, was received.

3. Consent

3.1 4th Report of the London Advisory Committee on Heritage

That it BE NOTED that the 4th Report of the London Advisory Committee on Heritage, from its meeting held on March 13, 2019, was received.

3.2 Municipal Council Resolution - Property located at 195 Dundas Street

That it BE NOTED that the Municipal Council resolution, from its meeting held on March 26, 2019, with respect to the property located at 195 Dundas Street, was received.

3.3 Ministry of Government and Consumer Services – Land Registry Office

That it BE NOTED that the communication dated March 21, 2019, from D. Petoran, Ministry of Government and Consumer Services, with respect to the land registry office, was received.

3.4 Notice of Planning Application - Official Plan and Zoning By-law Amendments - 146 Exeter Road

That it BE NOTED that the Notice of Planning Application, dated April 2, 2019, from N. Pasato, Senior Planner, with respect to Official Plan and Zoning By-law Amendments for the property located at 146 Exeter Road, was received.

4. Sub-Committees and Working Groups

4.1 Stewardship Sub-Committee Report

That it BE NOTED that the Stewardship Sub-Committee Report, from its meeting held on March 27, 2019, was received.

5. Items for Discussion

5.1 Demolition Request for Heritage Listed Property at 160 Oxford Street East by Northwest Healthcare Properties Ltd.

That, 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 demolition request for the heritage listed property located at 160 Oxford Street East:

a) the Chief Building Official BE ADVISED that Municipal Council consents to the demolition of the building on this property; and,

b) the property at 160 Oxford Street East BE REMOVED from the Register (Inventory of Heritage Resources);

it being noted that the London Advisory Committee on Heritage encourages the applicant to maintain the building and vegetation on the above-noted property until a redevelopment plan is submitted;

it being further noted that the attached presentation from K. Gonyou, Heritage Planner as well as verbal delegations from B. Jones and K. McKeating, with respect to this matter, were received.

5.2 2018 Work Plan

That the revised, attached 2018 London Advisory Committee on Heritage Work Plan Summary BE FORWARDED to the Municipal Council for their information.

5.3 Heritage Planners' Report

That it BE NOTED that the attached submission from K. Gonyou and L. Dent and K. Gowan, Heritage Planners, with respect to various updates and events, was received.

6. Deferred Matters/Additional Business

6.1 (ADDED) London Advisory Committee on Heritage 2019 Budget

That the expenditure of \$200.00 from the 2019 London Advisory Committee on Heritage (LACH) budget BE APPROVED for M. Whalley to attend the 2019 Ontario Heritage Conference being held May 30 to June 1, 2019; it being noted that the LACH has sufficient funds in its 2019 budget to cover this expense.

7. Adjournment

The meeting adjourned at 8:26 PM.



Heritage Alteration Permit 131 King Street

London Advisory Committee on Heritage
Wednesday April 10, 2019

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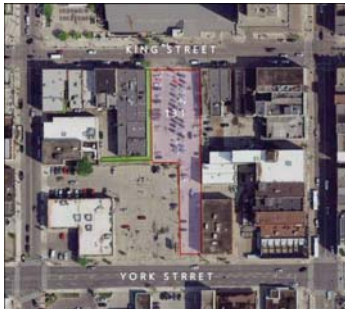


Property Location and Heritage Status

- Vacant lot
- Part V designation as part of Downtown HCD
- Classification w/in HCD –
 - infill within a commercial landscape
- Guidelines in HCD –
 - subject to new construction and commercial landscape pattern



Property Description



Aerial view of block at the corner of King and Talbot Streets – facing south east



Aerial image of the subject site outlined in red with the laneway along the west boundary of the property shaded in green



Surrounding Context



View along King Street facing west



View along King Street facing east



Aerial photograph of Downtown HCD highlighting multi-storey buildings. King St. is shaded blue, 131 King shaded violet



Heritage Alteration Permit

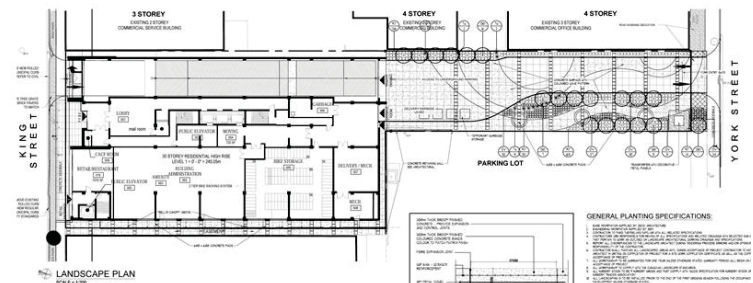
- Meets “conditions for referral” – consultation with the LACH
- Subject to previous ZBA and current Site Plan Approval
 - HAP drawings include features that have been previously approved by Council for a Bonus Zone

HAP application includes:

- podium design (multiple step-backs, canopies, street level retail w/pedestrian interest, screening of multi-level parking)
- tower design (30-storeys, articulated form, design wall feature from podium to top of tower – textured panels and window wall of clear and coloured glazing, varied step-back, complimentary material + colour palette)
- publicly accessible parking spaces (41 spaces, level 1, York St)
- design feature (King Street podium façade above vehicular access)
- underground parking (3-levels)
- civic space (publically accessible, at York Street)



Proposal – Landscape Plan





Proposal Elevations



Proposal Elevations



Proposal – Renderings



Proposal – Rendering



Proposal – Rendering



Proposal – Rendering





Downtown HCD Policies

General Principles

- "importance of preserving the traditional setting and that a new building is perceived as part of a grouping and requires its neighbours to illustrate the original design intent; a new building should reflect and support its context."

Goals

- "a successful [downtown] district will delicately balance preserved buildings, modern infill, and increased density for a vibrant and diverse downtown."

Heritage Character (commercial – streetscape type)

- "development of lots built out to the front and side lot lines, creating a continuous street wall with the rhythm of recessed entrances and storefronts that foster interest at street level; it is identifiable by a narrow busy corridor of pedestrian movement with walkways tight to the buildings, level and continuous..."

Specific Principles + Guidelines

- retention of a three to four storey height at the building line
- enhancement of the street character and pedestrian movement
- maintain and enhance continuous street edge by building out to the front property line;
- setbacks consistent with adjacent buildings
- entrances oriented to street with architectural interest
- buildings of varying heights (2-6 storeys) creating a varied street wall profile
- materials predominantly masonry - brick, stone, and concrete – w/a variety of ornamentation



Analysis

Areas of analysis derived from broad conservation principles and specific guidelines, addressing 'fit and compatibility' of new development in relation to adjacent and surrounding properties

✓ general principles

✓ (+mitigated) **façade composition**

- step back varies more or less than 5m to benefit aesthetics of apartment tower
- 5 levels of parking make glazing impractical; mitigate glazing area with art installation and terraced greenscaping

✓ (+mitigated) **setback, height and massing**

- development is 103.5m high with podium setback; additional setback not feasible

✓ **Landscape and streetscape**



Rendered Elevations within Street Context



Rendering of podium @ King Street



Conclusions

The construction of a new building and associated site development at 131 King Street:

- ✓ 1) maintains the general intent of the Provincial Policy Statement, the Ontario Heritage Act, the Official Plan and The London Plan;
- ✓ 2) supports City goals of downtown urban regeneration, intensification and economic investment, articulated in London's Strategic Plan, Cultural Prosperity Plan, Community Economic Roadmap and Downtown Plan; and,
- ✓ 3) is compliant with the goals and objectives of the Downtown Heritage Conservation District Plan through mitigative measures aimed at compatible infill development.

It is the opinion of Staff that the Heritage Alteration Permit application should be approved.



Recommendation

Construction of a new building on the property located at 131 King Street, within the Downtown HCD, **BE PERMITTED** subject to the following terms and conditions:

- The Heritage Planner be circulated on the applicant's Building Permit application drawings to verify compliance with the submitted design prior to issuance of the Building Permit; and,
- The Heritage Alteration Permit be displayed in a location visible from the street until the work is completed.



Analysis – 1

	guideline/principles	design response/comment	
A general principles	1 conserve character-defining elements of neighbouring buildings	proposed development will define street edge continuity across the mid-block void	✓
	2 new dev. physically and visually compatible w/ historic place while not replicating in whole	podium design responds to fundamental scale and rhythm of District streetscape character; utilizing distinctive, contemporary design	✓
	3 new dev. decipherable from historic precedent and complementing adjacent heritage buildings	distinctive contemporary design with upper tower stepped back from the street edge as per Plan	✓
	4 roof shapes/major design elements complementary to surrounding buildings and heritage patterns	new tower continues and extends trend of multi-storey buildings in the District	✓
	5 setbacks of new development consistent with adjacent buildings	no similar building adjacent	n/a
	6 new buildings/entrances oriented to street; encouraged to have architectural interest	suspended canopy for residents, fully glazed tenant storefront suite and entry	✓
	7 new development respond to unique conditions or location (i.e. corner properties); provide architectural interest/details @ both street facades	articulated street façade provides tension and interest across from south Market entrance	✓



Analysis – 2

	guideline/principles	design response/comment	
B facade composition	1 new dev. to enhance character of street using high quality materials (brick, stone and slate)	porcelain panels, stainless steel, zinc standing seam, ACM panels, curtain wall glazing	✓
	2 detailing to add visual interest and texture	podium facade divided into a myriad of planes and colliding rectilinear forms; lower animated massing and textured materials	✓
	3 one-storey commercial face of new development	yes	✓
	4 retain a 3 to 4-storey height at the building line; above 18m step back 5m	step back varies more or less than 5m to benefit aesthetics of apartment tower	mitigated
	5 at grade - up to 80% glazing is appropriate; 2nd floor and above +/- 50% glazing (with between 25%+ and <75%)	5 levels of parking make glazing impractical; mitigate glazing area with art installation and terraced greenscaping	mitigated
	6 horizontal rhythm/visual transitions between floors articulated	podium well-articulated; parking levels are not evident	✓
	7 floor-ceiling height of ground floor to be consistent w/heights + respect scale of adjacent buildings	yes	✓
	8 new dev. to respect significant design features and horizontal rhythm of adjacent buildings	existing building heights are echoed in several cornice heights	✓
	9 blank facades not permitted facing main or side streets	None	✓
	10 new development sympathetically designed to District heritage attributes (massing, rhythm of solids and voids, significant design features, and high quality materials)	the contemporary architecture responds adequately to meet fundamental design requirements that are characteristic to the District	✓



Analysis – 3

	guideline/principles	design response/comment	
C setback + height + massing	1 new dev. to maintain and enhance the continuity of the street edge by building out to front property line	the project is built to the property limit on all sides	✓
	2 facades to be 2-storeys min. no more than 18m max	building is 30-storeys as a result of bonusing; height exception permitted by London Plan	✓
	3 new dev. to consider perception of building height from the pedestrian's view on the sidewalk	multi-level terraced building step backs are used	✓
	4 scale and spatial understanding of district be retained while allowing for new dev.	podium design allows visual relief from tower and provides a tripartite division of base, body and attic	✓
	5 2-storeys +, setback upper floors of building from building line (2m for each two metres of height)	development is 103.5m high with podium setback; additional setback not feasible	mitigated
	6 upper floor setbacks required on buildings exceeding heights of neighbouring buildings by over one storey	unclear if policy reflected in design	mitigated
	7 setback/step-backs not permitted <13m bldg. height		n/a
	8 new dev. abutting existing structures at the building line to match adjacent building height— or provide visible/apparent offset in height to maintain the visual integrity of the existing structure	podium design responds to, and continues on line of adjacent buildings.	✓
	9 with/exception of York St., new dev. w/in district encouraged to retain 3-4-storey height @ building line	building is 30-storeys as a result of bonusing; height exception permitted by London Plan	✓
	10 single storey, new development is discouraged		n/a
	11 new dev. to build the full extent of the property width fronting the HCD streets	yes, fully built out to street line	✓



Analysis – 4

	guideline/principles	design response/comment	
D landscape + streetscape	1 discourage the placement of non-heritage service facilities such as service boxes, parking and utilities in highly visible locations or within view sheds	site servicing, transformers, garbage collection is concealed in dedicated service area	✓
	2 new development built out to the front and side lot lines	yes fully built out to street line	✓
	3 new tree plantings where sidewalk is greater than 3.0m in width	planting provided in dedicated "bump out" along pedestrian pathway	✓
	4 provide landscaping to screen parking and for pedestrian quality	parking is primarily provided with parking garage levels within the building	✓
	5 reinforce significant historic cultural gardens and landscapes	restores historic King St edge bordering the Covent Market and Market Square	✓
	6 existing lanes and pathways shall be preserved and positive uses enhanced	existing laneway is preserved and enhances with possible new storefront opening onto alleyway	✓



Policy Framework

- Provincial Policy Statement
- Ontario Heritage Act
- Official Plan and The London Plan
- Strategic Plan for the City of London (2015-2019)
- Cultural Prosperity Plan
- London's Community Economic Road Map
- Our Move Forward: London's Downtown Plan



TD-BAS Inc

131 King Street - HIA

Street Level Perspective View



TD-BAS Inc

131 King Street - HIA

Key Map



TD-BAS Inc

North Elevation

131 King Street - HIA



West Elevation



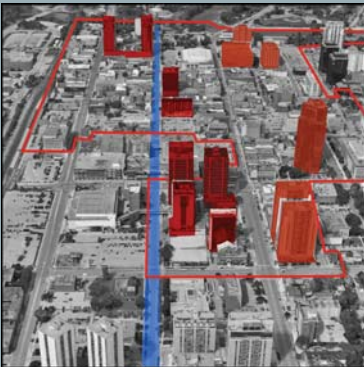
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South Elevation

131 King Street - HIA



East Elevation

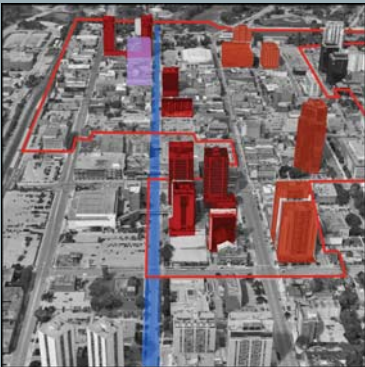


TD-BAS Inc

131 King Street - HIA

Down Town Heritage
Conservation District
Context

Proposed Building



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131 King Street - HIA

Down Town Heritage
Conservation District
Context



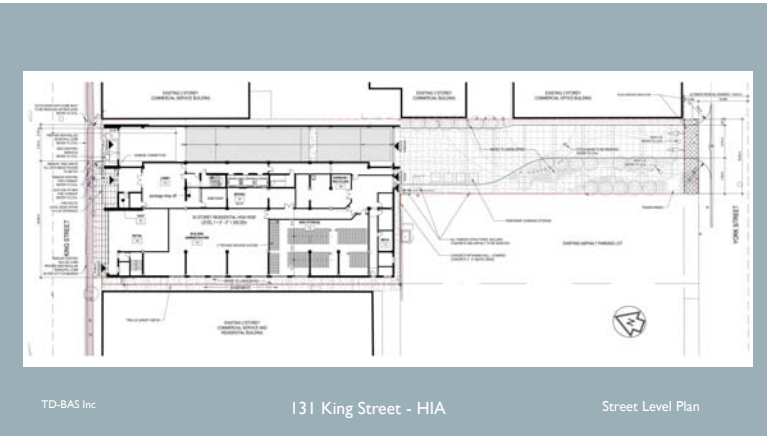
TD-BAS Inc 131 King Street - HIA Streetscape Context



TD-BAS Inc 131 King Street - HIA North Elevation Study



TD-BAS Inc 131 King Street - HIA Street Level Elevation Study



TD-BAS Inc 131 King Street - HIA Street Level Plan



TD-BAS Inc "Whiskey Row" 131 King Street - HIA 1915 Insurance Map



TD-BAS Inc 131 King Street - HIA Street Level Perspective View



ONERIVER
Creating a Master Plan for the Thames River

One River Master Plan

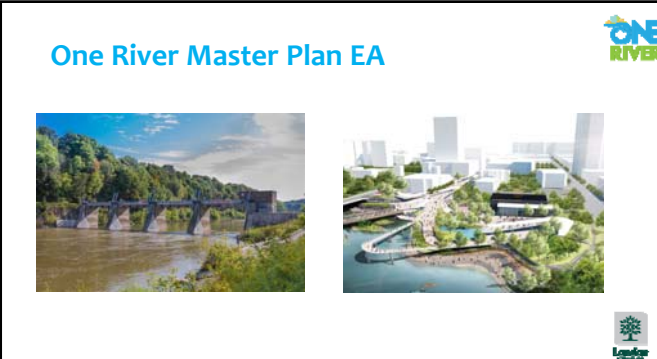
Ashley M. Rammeloo, P.Eng.

Share your vision for the future and learn more:
getinvolved.london.ca/OneRiver



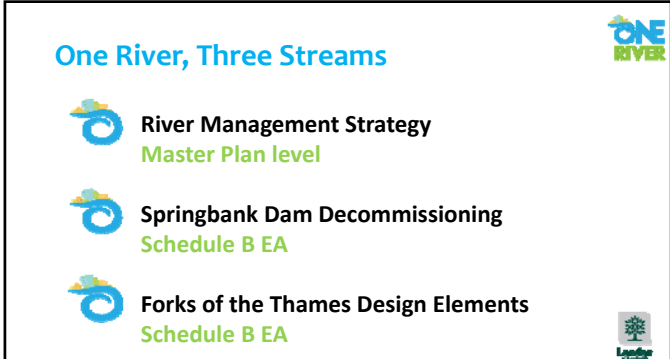


One River Master Plan




Springbank Dam
The Forks of the Thames
Areas for River Management Strategies



One River Master Plan EA

One River, Three Streams

-  **River Management Strategy**
Master Plan level
-  **Springbank Dam Decommissioning**
Schedule B EA
-  **Forks of the Thames Design Elements**
Schedule B EA

Springbank Dam Alternatives



- Do Nothing
Dam is left as-is
- Partial Removal
Some components, including the steel gates are removed. Cannot function as a dam. Could be repurposed.
- Full Removal
Dam is completely removed including the concrete superstructure



CHAR Highlights



- Springbank Dam has heritage value or interest based on historical and contextual criteria
- Nearby designated heritage properties are not directly impacted by any of the alternatives
- Documentation of existing conditions and views recommended prior to removal of elements
- No mitigation measures are required for nearby heritage properties



Back to the River: Forks of the Thames



Four alternatives evaluated, along with “Do Nothing” as the baseline for comparison:

- Original design competition pier-supported walkway
- Suspended walkway
- Modifications to Kensington Bridge to provide pedestrian, cycling, and lookout features
- Land-based walkway



Forks of the Thames Design Preferred Alternative



CHAR Highlights



- Adjacent to a number of heritage features including Kensington Bridge and 1 Dundas
- The preferred alternative may have an impact on existing views, but will offer new opportunities for viewing the river and encouraging appreciation for the area
- Transparent or low visibility materials are encouraged for railings
- Monitor 1 Dundas Street during construction for vibration impact
- Alterations to Ivey Park must comply with the Downtown HCD Plan and may require a heritage alteration permit



Archaeological Assessments



- Stage II assessments completed including hand dug test pits at both sites; COTTEN monitor was on site
- Indigenous artifacts were recovered from a location near Springbank Dam. A Stage 3 site specific assessment will be required. Mitigation measures will be in place during construction.
- There were no findings at the Forks. Construction monitoring will be required if excavation exceeds certain depths.



Next Steps



- Receive and incorporate comments from LACH into final document
- Present final report to CWC
- Notice of Completion followed by public review period and Ministry review





Draft Old East Village Dundas Street Corridor Secondary Plan

April 10, 2019

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Timeline

- **May 8, 2018** – Terms of Reference adopted by Council
- **May 9, 2018** – Terms of Reference presented to the LACH
- **June 2018** – Urban Strategies Inc. was retained
- **June 27, 2018** – Community Information Meeting #1
- **November 1, 2018** – Community Information Meeting #2

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Timeline Continued

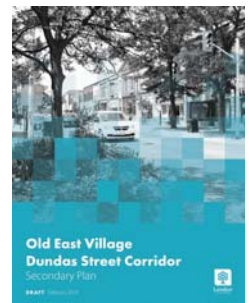
- **January 13, 2019** – Cultural Heritage Assessment Background Report prepared by ASI presented to the LACH
- **February 19, 2019** – Draft Secondary Plan presented to PEC
- **March 5, 2019** – Council direction to continue consultations and return with a revised Plan

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Purpose

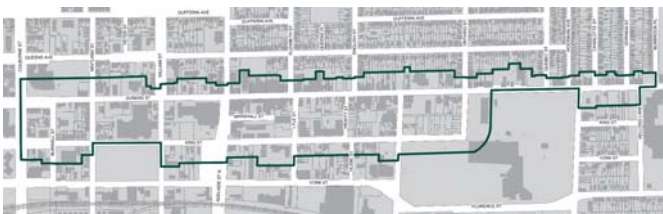
- Respond to the context of a specific area through more detailed policies than provided in *The London Plan*
- Where the Secondary Plan is silent on a matter addressed in *The London Plan*, *The London Plan* policies apply



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Secondary Plan Area



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Vision

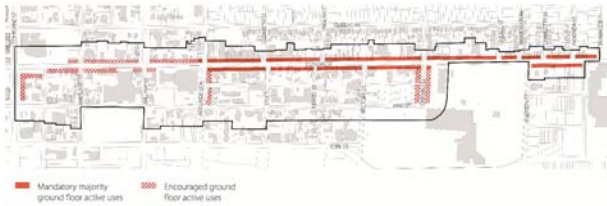
- A vibrant commercial core with a unique heritage character that serves as a community hub for local residents and draws visitors as a distinct destination.



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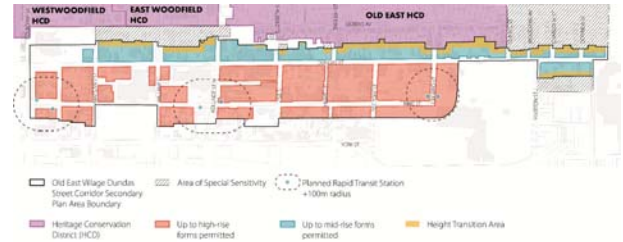
Land Uses



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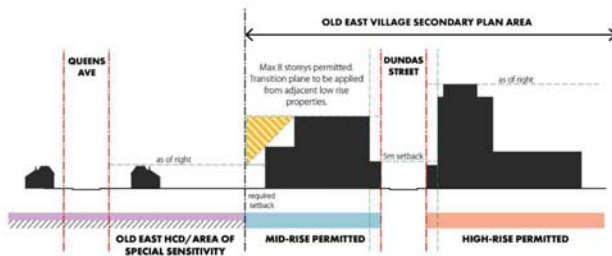
Permitted Heights



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Mid-Rise Building Form

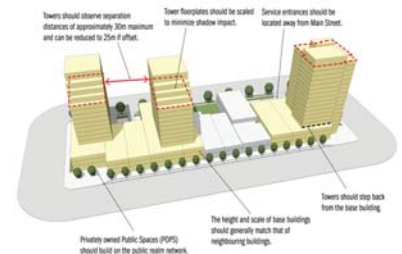


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Built Form

- Consistent with the *Old East Village Commercial Corridor Urban Design Manual*
- Pedestrian-scale podiums, step backs from public rights-of-way
- Slender towers to reduce shadow impact and maximize sky views
- No blank facades at grade



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Cultural Heritage

- Cultural heritage policies are consistent with the recommendations of the ASI Background Report
- Identifies the requirement for a Heritage Impact Assessment (HIA) for any proposed development on or adjacent to a property designated under the *Ontario Heritage Act* or a property listed in City of London's Register
- Identifies potential mitigation approaches that may be suitable for consideration and application for minimizing impacts from proposed developments

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Next Steps

- **May 15, 2019** – Community Information Meeting #3
- **June 2019** – Final Secondary Plan to PEC

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Welcome City of London Long Term Water Storage

Municipal Class Environmental Assessment Public Information Centre #2

November 28, 2018



The purpose of this Public Information Centre (PIC) is to:

- Present an overview of the results from PIC #1 (June 2018);
- Summarize the work undertaken since June;
- Present the evaluation of reservoir locations;
- Present the preferred alternatives; and,
- Meet the project team and get your feedback.

Please take a comment form and a pen. As you review the information presented today, we encourage you to ask questions and provide feedback.



What is a Municipal Class Environmental Assessment?

- A Municipal Class Environmental Assessment (EA) is a process approved under Ontario's **Environmental Assessment Act**.
- It enables municipal infrastructure projects to be planned with a proven process for protecting the environment.
- This project is following the Municipal Class EA process for **Schedule 'B'** projects.
- Schedule 'B' projects must follow **Phases 1 and 2** of the Class EA process.
- At the end of the EA process, a Project File report will be prepared for public review and comment.



What is the Purpose of this Class EA?

To select a preferred storage location through a comprehensive, environmentally sound planning process that is open to public participation.

Municipal Class Environmental Assessment Process



Problems and Opportunities

- The City of London's water system provides safe drinking water to residents, businesses and industries within the City limits.
- Springbank Reservoir #2 requires continued maintenance and repair and is reaching the end of its service life. The City would like to consider retiring the facility when it reaches the end of its life expectancy anticipated in 2022. As a result, comparable reservoir capacity (45ML) will need to be replaced or better located within the City's water system.
- The Arva Reservoir and Pumping Station can provide water via the Lake Huron Water Supply System to the entire City during a power outage. However, the water supply rate and pressure is reduced compared to normal operating conditions and emergency needs. The City needs to have adequate standby power to operate the Arva distribution pumps to the City and be able to utilize the volume of water in storage at the Arva Reservoir.
- Additional water storage is necessary to meet future growth demands to 2054 and beyond.
- The City must also consider the potential of a disruption or reduction in water supply during emergency situations in planning for the storage needs of the City's water system, as well as Ministry of Environment and Climate Change fire balancing and daily peak demand needs.

Problem and Opportunity Statement

The City of London provides water storage and distribution from the Arva, Elgin-Middlesex, Southeast and Springbank reservoirs. From these sources, water is provided for drinking water, daily household use, business and industrial needs and fire protection. Water can also be provided during water disruptions or if pressures within the City's water system are reduced. However, the existing water system is not able to provide flows at a supply rate and pressure necessary to meet peak demand, fire and/or emergency needs based on future growth. Additionally, Reservoir #2 at Springbank is subject to ongoing maintenance associated with this aging facility and is nearing the end of its service life.

This Class EA study will examine opportunities to address these issues and determine a preferred solution for future water storage that will contribute to the overall City water system to meet daily operation and emergency needs, to meet future growth.

The Long List of Candidate Reservoir Locations (9) were evaluated and reduced to a Short List of Candidate Reservoir Locations (4).

Within 2 of these locations (Site A and Site C), multiple sites were identified.



Natural Heritage

- A preliminary background review was conducted to identify existing natural heritage features at the four candidate sites. Species at Risk (SAR), Species of Conservation Concern (SOCC) and relevant Official Plan Schedules outlining natural heritage land use designations were utilized to inform the review. (See boards 8-9 for results and rankings)
- Previous reports undertaken by AECOM within the study area were also used and include:
 - North Huron Subject Land Status Report (AECOM, 2015)
 - Southeast Reservoir Subject Lands Status Report (Earth Tech Canada Inc., 2004)
 - Southeast Reservoir & Pumping Station Environmental Impact Study (Earth Tech Canada Inc., 2005)



Archeology

- A preliminary background review was conducted to document the archaeological and land use history as well as the existing conditions at the four candidate sites. Data sources included recent historical maps, previous archaeological assessments, The Ministry of Tourism Culture and Sport's and Ontario Heritage Trust Databases and the City of London's heritage register mapping. (See board 8 for results and rankings)



Cultural Heritage

- A preliminary background review was conducted to determine whether the four candidate sites have the potential to impact cultural heritage resources. Data sources included the City of London's Inventory of Heritage Properties, Ontario Heritage Trust's online inventory, the Canadian Register of Historic Places and the Directory of Federal Heritage Designations. (See board 8 for results and rankings)



Geotechnical

- A background review was conducted to document the historical geotechnical and hydrogeological data obtained during various field investigations completed. Reports completed in the vicinity of the proposed locations were referenced to establish location suitability. (See boards 9 for results and rankings)



Evaluation of Long Term Storage Requirements

- A preliminary background review was conducted to review and confirm system design criteria, such as minimum pressures under emergency supply conditions as well as storage sizing criteria, in general and for future growth. Available storage, estimates for storage capacity requirements for each design year and potential storage locations and configurations were also identified. An analysis of the results for each alternative storage site was completed. (Boards 10-11 outline the results and rankings)
- Previous reports reviewed by AECOM within the study area were also used and include:
 - 2002 Water Supply Reliability Assessment, Final Report (Dillon, 2002)
 - 2008 City of London Water Master Plan Update (City of London, 2008)
 - 2014 City of London Water Master Plan Update (City of London, 2014)
 - Elgin Area Primary Water Supply System – 2008 Water Master Plan Update (Delcan, 2010)
 - Lake Huron Primary Water Supply System – 2008 Water Master Plan Update (Delcan, 2010)
 - City of London InfoWater hydraulic model (AECOM, 2014)



Evaluation Framework and Criteria

A qualitative evaluation was undertaken for the evaluation of alternatives based on the reports presented on Boards 5 and 6. Table 1 summarizes the criteria and measures including environmental components that address the broad definition of the environment as described in the Environmental Assessment Act, used for evaluation purposes, to assist in determining the best possible solution.



Evaluation of Long Term Storage Requirements

- A detailed assessment of each short listed alternative solution was completed based on the previously described evaluation components and criteria. The evaluation approach used to consider the suitability and feasibility of alternative solutions for the study was a qualitative assessment. In this evaluation approach, trade-offs consider the advantages and disadvantages of each alternative to address the problem and opportunity statement with the best environmental effects and the most technical benefits for relative comparison between alternatives. This formed the rationale for identification of the preferred alternative.
- A comprehensive evaluation in a matrix format was prepared and used to present the evaluation of alternative solutions as shown in Boards 8 - 12.

Table 1 – Evaluation Framework

Category	Criteria	Indicator
Public Health	Long/Short Term Impacts	<ul style="list-style-type: none"> Noise quality Air quality
Social and Cultural Evaluation	Property Impacts and Acquisition Residential Land Use	<ul style="list-style-type: none"> Need for Land Purchase in part or in whole Potential long or short-term impacts to surrounding communities Need to protect or enhance construction
	Built and Cultural Heritage Resources	<ul style="list-style-type: none"> Potential impacts to built and cultural heritage resources
Natural Environment	Terrrestrial	<ul style="list-style-type: none"> Potential Effects on flora, fauna and associated habitats Potential Effects to Species at Risk (SAR)
	Aquatic	<ul style="list-style-type: none"> Number and nature of water crossings, including upgrade requirements Potential Effects on aquatic species and associated habitat Potential Effects to Species at Risk (SAR)
Engineering	Ground and Surface Water Hydraulics	<ul style="list-style-type: none"> Impacts to water quality Ability to service northeast London
	Energy Optimisation	<ul style="list-style-type: none"> Optimise Energy use and transport protection Need for booster pumping and backup power
	Operations Improvement	<ul style="list-style-type: none"> Ease of normal system operation, water removal capacity Use of existing infrastructure
	Infrastructure	<ul style="list-style-type: none"> Distribution meeting New Water System infrastructure
	Climate	<ul style="list-style-type: none"> Water supply source and system climate resilience
Economic and Financial	Operating Costs	<ul style="list-style-type: none"> Total project costs (design and construction) Operating and Maintenance Costs Life Cycle Costs

Impact Criteria	Indicators	Reservoir Location				
		Site A Vicinity of Existing Springbank Reservoir and PS		Site C North East Spine, Clarke Road and Huron Road Area	Site G Existing Southeast Reservoir and PS	Site I Existing Arroyo Reservoir and PS
		A1	A2			
Public Health and Safety	Long/Short Term Impacts due to air and noise quality	Little to no change from existing for long term. Some changes from residential growth.	Some change from existing for long term with impacts due to construction closer proximity to residents.	Some change from existing in long term due to construction adjacent to site 7 and some mitigation for these options closer to existing residents.	No change from existing in long term due to construction in short term due to access roads.	No change from existing in long term due to construction due to construction in short term due to access roads.
Public Health and Safety Evaluation Summary						
Social and Cultural		City owned land for purposes, currently used as open space.	City owned land for purposes, but currently used as open space.	Some City owned land with some utility having to be purchased.	City owned land ready for purposes.	Outside of City boundary but is owned by the Regional Water Agency with location being the major issue. Phase 1B provides and at the low cost of the Section 10 to have storage have to use the City's water supply. Currently used as open space.
Need for Land Purchase is part or in whole						
Potential long or short term impacts to surrounding neighborhood and land – due to project and/or construction.		Impact to existing due to loss of open space, increased traffic, noise and higher impacts, infrastructure work, some construction, Road impacts, existing and the work needs to close to existing residents.	Impact to existing due to loss of open space, increased traffic, noise and higher impacts, infrastructure work, some construction, Road impacts, existing and the work needs to close to existing residents.	Impact to existing, increased traffic, noise and low level odor and/or fueling, which could be mitigated to some extent based on type of location chosen. Increased traffic, noise and fueling by reducing vehicle level. Some impacts to residential use. Clarke road to be interrupted, westward, then eastward, and then access.	No impacts to surrounding land uses. No impacts to existing surrounding businesses. Minimal construction impact given all access roads are available and a road away from existing residents.	Minor impacts to existing, some erosion and use with natural residents but no impacts from 300m more from a good separation, which is a more than 1000 ft. Minimal impact to the construction project given all access roads are available and a road north with other to increase construction traffic.





















Low Impact is considered preferred compared to moderate or high impacts

Legend	Low Impact	Low to Moderate Impact	Moderate Impact	Moderate to High Impact	High Impact	Most Preferred
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Impact Criteria	Indicators	Reservoir Location				
		Site A Vicinity of Existing Spontank Reservoir and PS		Site C Clark Road and Huron Road Area	Site D Existing Spontank Reservoir and PS	Site E Existing Area Reservoir and PS
		A1	A2			
Potential impact to archaeological/heritage resources. (2)		Archaeological impact - Stage 1 Heritage resource with completed, reviewed Stage 2 CHSR. CHSR or IMA may be required to fully evaluate cultural heritage impacts.	Archaeological impact - Stage 1 Heritage resource with completed, reviewed Stage 2 CHSR. CHSR or IMA may be required to fully evaluate cultural heritage impacts.	Slight impact, Stage 1 archaeological work completed for the proposed area. CHSR or IMA may be required to fully evaluate cultural heritage impacts. CHSR or IMA may be required to fully evaluate cultural heritage impacts.	No impact, Stage 2 archaeological work completed. CHSR or IMA may be required to fully evaluate cultural heritage impacts.	Low to Moderate impact, with potential for Stage 12 reviewed. CHSR or IMA may be required to fully evaluate cultural heritage impacts.
Social and Cultural Evaluation Summary						
Natural Environment (3)						
Terrestrial – ecological impacts resulting from removal of damage to vegetation and trees (Species at Risk).		Fluctuated at a rate of 57 tonnes of ash - 125% but the potential effect is minor. Approximately 10% may be affected to sustain the reservoir in the long term meeting open space area.	Fluctuated at a rate of 57 tonnes of ash - 125% but the potential effect is minor. Approximately 10% may be affected to sustain the reservoir in the long term meeting open space area.	Considerable site primarily agricultural, however, environmental networks and resources are present. Any proposed development would be away from watercourses of significant value. Additional assessment and mitigation work is required. Peak impacts for 1 potential site.	Relatively low to moderate, approximately 15 tonnes to 100 tonnes. The falling water at the study area. Low to moderate impact on the study area. Heritage resource that proposed development would be away from watercourses of significant value. Additional assessment and mitigation work is required. Peak impacts for 1 potential site.	Natural Feature is approximately 14 ha. 10 to 125 tonnes falling water at the study area. Low to moderate impact on the study area. Heritage resource that proposed development would be away from watercourses of significant value. Additional assessment and mitigation work is required. Peak impacts for 1 potential site.
Impacts to Wildlife (Species at Risk)		Presented impacts to 10 SAR species, 14 (10 Endangered (EN), 4 Threatened (TR)) are protected under the Endangered Species Act (ESA). The other 5 are listed as Species of Conservation Concern (SCCs) and are not listed as having any permitting implications.	Presented impacts to 10 SAR species, 14 (10 Endangered (EN), 4 Threatened (TR)) are protected under the Endangered Species Act (ESA). The other 5 are listed as Species of Conservation Concern (SCCs) and are not listed as having any permitting implications.	Presented impacts to 20 SAR species, 11 (10 Endangered (EN), 1 Threatened (TR)) are protected under the Endangered Species Act (ESA). The other 5 are listed as Species of Conservation Concern (SCCs) and are not listed as having any permitting implications.	Potential impacts to 10 SAR species, 14 (10 Endangered (EN), 4 Threatened (TR)) are protected under the Endangered Species Act (ESA). The other 5 are listed as Species of Conservation Concern (SCCs) and are not listed as having any permitting implications.	Potential impacts to 11 SAR species, 10 (10 Endangered (EN), 1 Threatened (TR)) are protected under the Endangered Species Act (ESA). The other 5 are listed as Species of Conservation Concern (SCCs) and are not listed as having any permitting implications.

Low impact is considered preferred compared to moderate or high impact

Legend	Low Impact	Low to Moderate Impact	Moderate Impact	Moderate to High Impact	High Impact	Most Preferred
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Impact Criteria	Indicators	Reservoir Location				
		Site A North East System: Vicinity of Existing Springbank Reservoir and PS		Site C North East System: Clarke Road and Huron Road Area	Site G Existing Southeast Reservoir and PS	Site I Existing Area Reservoir and PS
		A1	A2			
Aquatic ecologic impacts resulting from construction in or near water with potential to harm aquatic species (wetland crossings, Species at Risk).	No restrictions were imposed within 100 m of the proposed reservoir. There are no anticipated impacts to SAR, however, potential impacts may be determined without further study.	No restrictions were observed within 100 m of the proposed reservoir. There are no anticipated impacts to SAR, however, potential impacts may be determined without further study.	1 SAR species (PAC) was tagged by NHC during the background survey. However, whether the facility was not identified during aquatic surveys in the background survey (2015-2016) or the field study (2015). The facility was located 100 m from the edge of the study area and contains SAR.	A small portion of Peat Creek was identified in the southeast corner of the study area and flowable side falls within the KCCOA Regional Limit. Aquatic impacts are not expected to SAR. (KCCOA SAR, 2006). There are no anticipated impacts to SAR.	1 SAR species was identified in the NHC background survey, however, SAR species did not fall any within SAR species. There are no anticipated impacts to SAR species.	
	Minimal ground or surface water impacts but should be confirmed given soil type / groundwater conditions in the area.	Minimal ground or surface water impacts but should be confirmed given soil type / groundwater conditions in the area.	Higher ground under surface water impacts but should be confirmed given location of the T-pit area.	No ground/surface water quality impacts. Always addressed as part of routine facility construction and allowance for expansion.	Minimal ground or surface water impacts anticipated given the NHC background survey and the confirmation to start project stages.	
Impacts to groundwater water quality (1)						
Natural Environment Summary						
Technical Considerations (4)						
Ability to service northeast London (Hydraulics)						

















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Legend	Low Impact	Low to Moderate Impact	Moderate Impact	Moderate to High Impact	High Impact	Most Preferred
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Impact Criteria	Indicators	Reservoir Location				
		Site A Vicinity of Existing Springbrook Reservoir and PS		Site C North East System: Clarke Road and Huron Road Area	Site G Existing Southeast Reservoir and PS	Site I Existing Aira Reservoir and PS
		A1	A2			
Optimize Energy use and transient protection	<p>No infrastructure is deemed to be required to meet the anticipated peak energy requirements. Much secondary energy costs due to frequent load and unmet peak requirements operations with the Area PS.</p> <p>No significant improvement or no impact to existing operations, power use, water residence time, water recycling operation or change in Area PS. Gravity based operation.</p>	<p>No infrastructure is deemed to be required to meet the anticipated peak energy requirements. Much secondary energy costs due to frequent load and unmet peak requirements operations with the Area PS.</p> <p>No significant improvement or no impact to existing operations, power use, water residence time, water recycling operation or change in Area PS. Gravity based operation.</p>	<p>Increased energy needs [depend of all the above] stated.</p> <p>Water system operation more complex with a major reservoir. PS, water residence time, water recycling operation or change in Area PS. Gravity based operation.</p>	<p>No infrastructure is deemed to be required to meet the anticipated peak energy requirements. Much secondary energy costs due to frequent load and unmet peak requirements operations with the Area PS.</p> <p>No significant improvement or no impact to existing operations, power use, water residence time, water recycling operation or change in Area PS. Gravity based operation.</p>		
Operational Improvement (ease of normal system operation, water turnover and quality)	<p>No infrastructure is deemed to be required to meet the anticipated peak energy requirements. Much secondary energy costs due to frequent load and unmet peak requirements operations with the Area PS.</p> <p>No significant improvement or no impact to existing operations, power use, water residence time, water recycling operation or change in Area PS. Gravity based operation.</p>	<p>No infrastructure is deemed to be required to meet the anticipated peak energy requirements. Much secondary energy costs due to frequent load and unmet peak requirements operations with the Area PS.</p> <p>No significant improvement or no impact to existing operations, power use, water residence time, water recycling operation or change in Area PS. Gravity based operation.</p>	<p>Water system operation more complex with a major reservoir. PS, water residence time, water recycling operation or change in Area PS. Gravity based operation.</p> <p>Water system operation more complex with a major reservoir. PS, water residence time, water recycling operation or change in Area PS. Gravity based operation.</p>	<p>No infrastructure is deemed to be required to meet the anticipated peak energy requirements. Much secondary energy costs due to frequent load and unmet peak requirements operations with the Area PS.</p> <p>No significant improvement or no impact to existing operations, power use, water residence time, water recycling operation or change in Area PS. Gravity based operation.</p>		
Use of existing infrastructure	<p>Requires existing SOMB, being retained in the PS. PS is located in a suitable land and connected to the existing network with some height and slope issues.</p> <p>Requires existing SOMB, being retained in the PS. PS is located in a suitable land and connected to the existing network with some height and slope issues.</p>	<p>Requires existing SOMB, being retained in the PS. PS is located in a suitable land and connected to the existing network with some height and slope issues.</p> <p>Requires existing SOMB, being retained in the PS. PS is located in a suitable land and connected to the existing network with some height and slope issues.</p>	<p>New groundwater, which is to be purchased from the Huron Road area. PS is located in a suitable land and connected to the existing network with some height and slope issues.</p> <p>Existing infrastructure already in place and connected to the existing network. Additional pumping required.</p>	<p>Connecting to existing reservoir on existing land for pumping.</p> <p>Connecting to existing reservoir on existing land for pumping.</p>		
Need for booster pumping and backup power.	<p>No PS or backup power required (gravity system).</p> <p>No PS or backup power required (gravity system).</p>	<p>No PS or backup power required (gravity system).</p> <p>No PS or backup power required (gravity system).</p>	<p>Yes, a new PS and backup power is required.</p> <p>No new PS or backup power is required but additional pumping capacity is needed.</p>	<p>No new PS or pumping capacity is required, PS or emergency backup power is needed to reserve full reservoir capacity.</p> <p>No new PS or pumping capacity is required, PS or emergency backup power is needed to reserve full reservoir capacity.</p>		
Distribution routing / New Water System Infrastructure	<p>Infrastructure connecting PS and Reservoir only.</p> <p>Infrastructure connecting PS and Reservoir only.</p>	<p>Infrastructure connecting PS and Reservoir only.</p> <p>Infrastructure connecting PS and Reservoir only.</p>	<p>New infrastructure and connections required in the Clarke Road watermain.</p> <p>New infrastructure and connections required in the Clarke Road watermain.</p>	<p>Infrastructure connecting PS and Reservoir only.</p> <p>Infrastructure connecting PS and Reservoir only.</p>		

Low impact is considered preferred compared to moderate or high impact

Legend	Low Impact 	Low to Moderate Impact 	Moderate Impact 	Moderate to High Impact 	High Impact 	Most Preferred 
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Impact Criteria	Indicators	Reservoir Location					
		Site A Vicinity of Existing Springbank Reservoir and P3		Site C North East System: Clarke Road and Hutton Road Area		Site G Existing Southeast Reservoir and P3	Site I Existing Arva Reservoir and P3
		A1	A2				
Water Supply Source and System/Climate Resilience		Lake Huron supply, gravity based serving to all of London under all conditions. Lower climate impacts.	Lake Huron supply, gravity based serving to all of London under all conditions. Lower climate impacts.	Lake Huron supply for St. London only. New infrastructure and pumping required with backup power for emergency operations. Increased climate impacts.	Lake Erie supply for St. London, with infrastructure and backup power in place for pumped operations. Current storage necessitates additional supply from Lake Erie. Greatest impact to climate.	Lake Huron supply with pumps based operations. In the winter City. Backup power required for improved emergency operations in that capacity variable, with some climate impacts.	
							
Technical Considerations Evaluation Summary							
Economic and Financial	Capital and Land Cost	Lowest capital cost with no land cost.	2 nd Lowest capital cost but with no land cost.	2 nd Highest capital and land costs of all alternatives.	Lowest capital cost of all alternatives with no land cost and lowest cost that could be mitigated with Regional Water Supply.	2 nd lowest capital cost with no land cost and some potential cost that could be mitigated with Regional Water Supply.	
							
	Operating Costs	Lowest operating cost.	Lowest operating cost.	Highest operating cost.	2 nd lowest operating cost.	2 nd lowest operating cost.	
							
Economic and Financial Evaluation Summary							
Overall Summary / Recommendation							
							

Notes:

- (1) Geotechnical and Hydrogeotechnical Summary (October 2018)
- (2) Water Storage Options EA – Draft Preliminary Background Review – Archaeology /Cultural Heritage (October 2018)
- (3) Water Storage Options EA – Draft Preliminary Background Review – Natural Heritage Background Review (October 2018)
- (4) Evaluation of Long Term Storage Requirements (October 2017)

Low Impact is considered preferred compared to moderate or high impact

Legend	Low Impact	Low to Moderate Impact	Moderate Impact	Moderate to High Impact	High Impact	Most Preferred

Springbank Reservoir:
Site A1

- 100ML of additional storage capacity be implemented at the existing Springbank Reservoir Site (Option A1) by 2024 to replace the existing 45 ML of storage to be retired, and meet storage deficit/growth projections to that point in time as per table 4.1 from the Evaluation of Long Term Storage Requirements Study.

Evaluation of Long Term Storage Requirements
Table 4.1 – Required Storage Capacity – 48 hour Emergency

Year		Demands (ML/d) (1)		Emergency - MDD / ADD (2 days)						
		ADDw	MDD	Required Storage (ML)	Elgin Supply Volume (ML)	Total Supply (ML)	Net Required Storage (ML)	Available Storage (ML)	Storage Surplus (deficit) (ML)	
	Existing	133.2	267.3	482.7	80.0	80.0	403	312	-91	
0	2014	134.4	269.8	486.9	115.0	115.0	372	312	-60	
5	2019	140.1	281.5	507.1	115.0	115.0	392	312	-80	
10	2024	145.9	293.3	527.4	115.0	115.0	412	283	-130	
15	2029	151.6	304.9	547.4	170.0	170.0	377	283	-95	
20	2034	157.4	316.9	568.0	170.0	170.0	398	283	-115	
25	2039	163.3	328.9	588.7	170.0	170.0	419	283	-136	
30	2044	169.4	341.4	610.2	170.0	170.0	440	283	-157	
35	2049	175.8	354.4	632.5	170.0	170.0	462	283	-180	
40	2054	182.4	367.8	655.7	170.0	170.0	486	283	-203	

Future Storage

- A further 100ML of additional storage capacity to be implemented at the existing Arva Reservoir Site (Option I) by 2044 to meet storage deficit/growth projections to that point in time as per Table 4.1 from the Evaluation of Long Term Storage Requirements Study dated October 2017.
- Additional storage capacity to be implemented at the existing Southeast Reservoir Site (Option G) once the Elgin Water Supply System treatment and supply capacity is expanded to meet future growth needs in addition to or as part of the further 100ML of additional storage capacity recommended at the Arva Reservoir Site (Option I).

Natural Environment

- Work with the UTRCA/MNRF/DFO/City of London to address potential impacts to natural features.
- Ensure all regulatory requirements to protect the environment are followed.
- Ensure construction occurs outside of the nesting bird window.
- Ensure opportunities to provide a net benefit to ecosystem function be explored.
- Consideration of the London Invasive Plant Management Strategy (Clean Equipment Protocol).

Social Environment

- Access to existing park amenities, businesses, institutions and commercial areas are maintained (where possible) during and after construction.
- Meet with affected property owners during detailed design to explain how and when construction is expected to take place.
- Comply with City of London noise by-law (day time works)
- Provide advanced notification to affected property owners prior to construction, including estimated timing/durations and project contact information for asking questions and requesting information.

Archaeological

- A Stage 2 archaeological assessment must be conducted for all lands determined to retain archaeological potential that will be used for construction or that will be subject to ground disturbance.

Economic

- Ensure UTRCA and City resources are allocated effectively.

Restoration

- All disturbed areas will be restored to equal or greater than existing condition.

Monitoring

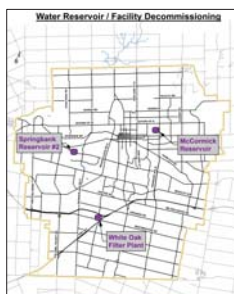
- Monitor post construction performance to ensure effectiveness.
- Take corrective actions as required.



Water reservoir or facility **decommissioning** occurs when a facility is taken out of service or when an 'offline' facility is being physically removed.

As part of this study, the City is considering decommissioning three water facilities to better optimize the overall water system for the City. Each of these facilities have been or will be considered no longer necessary for operational purposes.

Location	Date of Construction	Anticipated End of Service Life	Replacement
Springbank Reservoir #2	1920	2022	Replace capacity at new reservoir (TBD)
McCormick Reservoir	1959	Not in service	No replacement necessary
White Oak Filter Plant	1959	Not in service	No replacement of treatment or reservoir capacities is proposed. Future bulk water facility and chamber for the new Pressure Zones.



The Municipal Engineers Association Municipal Class EA document defines decommissioning as:

'taking out of operation, abandonment, removal, demolition or disposal of a road, sewage, stormwater management or water facility for which approval under the Environmental Assessment Act would have been necessary for its establishment and includes, sale, lease, or other transfer of the facility for purposes of taking out of operation, abandonment, removal, demolition or disposal.'

Each of the above facilities were constructed prior to the initiation of the *Environmental Assessment Act*, however, the implementation of each of these projects would have required approval under the Act. As such, it is determined that the decommissioning of each of these facilities is considered an *Schedule A+* Class EA undertaking.

Schedule A+ projects require that the public be notified of the work prior to construction or decommissioning occurring.

Backup Power or **standby power systems** are needed to ensure pumping can maintain service in the event that primary power supplies fail.

Currently, no backup power supply exists for the Arva PS. In the event of an emergency and/or to service under day to day or peak water need conditions, water supply and minimal pressure would be provided by the Lake Huron Water Supply System to the City of London water system by opening by pass valves at the Arva PS. As part of this study AECOM assessed:

- Dual power supplies from London Hydro and/or Hydro One from separate feeds, complete with the required transmission and/or switchgear infrastructure needed to provide backup power to the Arva PS.
- The provision of a standby generator set in a new or existing structure to provide backup power to the Arva PS.

Both alternatives would allow the Arva PS to meet the City's day to day, peak or emergency needs.

O.Reg. 524/96 Environmental Compliance Approvals defines standby power systems as:

"standby power system" means any apparatus, mechanism, equipment or other thing, and any related fuel tanks and piping, that includes one or more generator units and that is intended to be used only for the provision of electrical power during power outages or involuntary power reductions;

The Arva PS was constructed prior to the initiation of the *Environmental Assessment Act*, however, the implementation of this project would have required approval under the Act. As such, it is determined that the installation of standby power equipment located in a new building or structure is considered an *Schedule A* Class EA undertaking. Should the standby power equipment be installed in an existing building the undertaking would be considered a *Schedule A+* Class EA.

Schedule A+ projects require that the public be notified of the work prior to construction or decommissioning occurring.

Schedule A projects are preapproved activities whereby the proponent may proceed without following the procedures set out in this Class EA.



Next Steps

- Comments received from the general public, stakeholders, the City and Approval Agencies will be considered.
- The preferred servicing strategy will be confirmed.
- A report will be prepared and made available for public review for 30 days.
- If no issues are raised within the 30 days review period, the City can proceed to detailed design, approvals and construction.



COMMENT SHEET

Project: Long Term Water Storage - Class EA

Comments received from the general public, stakeholders, the City and Approval Agencies will be considered.

The preferred servicing strategy will be confirmed.

A report will be prepared and made available for public review for 30 days.

If no issues are raised within the 30 days review period, the City can proceed to detailed design, approvals and construction.

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Please remember to drop off your completed comment form before you leave or send it to us before **December 12 2018**.



Demolition Request 160 Oxford Street East



London Advisory Committee on Heritage
Wednesday April 10, 2019



160 Oxford Street East

- One storey, side hall plan cottage
- Built c. 1877
- Vernacular
- Heritage Listed Property
- Recommended Great Talbot HCD area



160 Oxford Street East



160 Oxford Street East



Evaluation

Design or Physical Value	Is a rare, unique, representative or early example of a style, type, expression, material or construction method	The one-storey scale and massing, hip roof and arrangement of window and door openings on the south façade of 160 Oxford Street East are reflective of the Ontario Cottage architectural style. However, modifications over time have impacted the architectural integrity of the structure and as such it is no longer representative of the Ontario Cottage style.
	Displays a high degree of craftsmanship or artistic value	160 Oxford Street East does not display a high degree of craftsmanship or artistic value.
	Displays a high degree of technical or scientific achievement	160 Oxford Street East does not display a high degree of technical or scientific achievement.



Evaluation

Historical or Associative Value	Has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community	160 Oxford Street East is not directly associated with a theme, event, belief, person, activity, organization or institution that is significant to the community. The property is associated with early London families such as the Friendships and Taylors. Research conducted did not suggest any notable contributions to the community from the individuals who lived on this property.
	Yields or has the potential to yield information that contributes to the understanding of a community or culture	160 Oxford Street East does not yield information that contributes to the understanding of a community or culture.
	Demonstrates or reflects the work or ideas of an architect, builder, artist, designer or theorist who is significant to a community	160 Oxford Street East does not demonstrate or reflect the work or ideas of an architect, builder, artist, designer or theorist who is significant to a community. The research conducted did not identify an individual associated with the construction of the building.



Evaluation

Contextual Value	Is important in defining, maintaining or supporting the character of an area	160 Oxford Street East is no longer important in defining, maintaining or supporting the character of the area. The property has been altered through the removal of all of its historic architectural elements with the exception of its one-storey scale and massing, hip roof and arrangement of window and door openings on the south façade. The cohesive, historic low-density residential character of the streetscape has been diminished over time through the introduction of contemporary development, notably the immediately adjacent four-storey medical building.
	Is physically, functionally, visually or historically linked to its surroundings	160 Oxford Street East is not physically, functionally, visually or historically linked to its surroundings. The removal of the historic architectural elements from the structure's exterior has reduced its integrity and observed physical ties with the character of the surrounding historic residential neighbourhood.
	Is a landmark	160 Oxford Street East is not a landmark.

Source: ARA (2019) Heritage Impact Assessment 160 Oxford Street East, City of London, Ontario



Redevelopment Potential

- Adjacent to heritage listed and heritage designated properties – HIA required
- Archaeological potential
- HIA (ARA 2019): new development sympathetic to adjacent cultural heritage resources, vegetative buffer



Recommendation

That, 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 demolition request for the heritage listed property located at 160 Oxford Street East:

- a) The Chief Building Official **BE ADVISED** that Municipal Council consents to the demolition of the building on this property; and,
- b) The property at 160 Oxford Street East **BE REMOVED** from the Register (Inventory of Heritage Resources).

LONDON ADVISORY COMMITTEE ON HERITAGE
2018 WORK PLAN
(as of April 10, 2019)

	Project/Initiative	Background	Lead/ Responsible	Proposed Timeline	Proposed Budget (in excess of staff time)	Link to Strategic Plan	Status
1.	<p>-Recurring items as required by the Ontario Heritage Act (consider and advise the PEC (Planning and Environment Committee) and Municipal Council on matters related to HAPs (Heritage Alteration Permits), HIS (Heritage Impact Statement) reviews, HCD (Heritage Conservation District) designations, individual heritage designations, (etc.);</p> <p>-Research and advise the PEC and Municipal Council regarding recommendations for additions to the Register (Inventory of Heritage Resources);</p> <p>-Prioritize and advise the PEC and Municipal Council on top recommendations for heritage designation (final number to be determined by available time – taken from the Register and elsewhere as appropriate);</p> <p>-Consider and advise the PEC on ad hoc recommendations from citizens in regard to individual and Heritage Conservation District designations and listings to the Register (refer to Stewardship for advice);</p> <p>-Perform all other functions as indicated in the LACH Terms of Reference.</p>	<ul style="list-style-type: none"> Section 28 of the Ontario Heritage Act mandates that the City shall establish a municipal heritage committee. Further, Council shall consult with that committee in accordance with the Ontario Heritage Act; Please see the <u>London Advisory Committee on Heritage: Terms of Reference</u> for further details; The LACH supports the research and evaluation activities of the LACH Stewardship Subcommittee, Policy and Planning Subcommittee, Education Subcommittee, Archaeological Subcommittee, and all other LACH Subcommittees which may serve from time to time. 	LACH (main) and subcommittees	As required	None	Strengthening our Community 4d; Building a Sustainable City 1c, 6b; Growing our Economy 1f, 2d	Ongoing
2.	Introduce all represented organisations and individuals on LACH at the first meeting of the new year, discuss member background and areas of knowledge/ expertise, and consider possible changes or additions.	<ul style="list-style-type: none"> The LACH is made of a diverse and knowledgeable group of engaged individuals, professionals and representatives of various organizations. Once per year (or when a new member joins the committee) each member will introduce themselves to the committee and provide his/her relevant background. 	LACH (main)	January meeting	None	Building a Sustainable City 6b	Completed

	Project/Initiative	Background	Lead/ Responsible	Proposed Timeline	Proposed Budget (in excess of staff time)	Link to Strategic Plan	Status
3.	Ontario Heritage Act enforcement.	<ul style="list-style-type: none"> The LACH will assist in identifying properties that have not obtained necessary approvals, and refer these matters to civic administration. The LACH will assist in monitoring alterations to HCD and heritage designated properties and report deficiencies to civic administration. 	LACH (main)	Ongoing	None	Building a Sustainable City 6b	Ongoing
4.	Great Talbot Heritage Conservation District	<ul style="list-style-type: none"> The St George Grosvenor HCD Study is complete resulting in the Great Talbot HCD and Gibbons Park HCD. The LACH will monitor, assist and advise in the preparation of the both plans, following the timeline as approved by Council. 	LACH (main)	2019	None	Building a Sustainable City 6b	Ongoing
5.	Heritage Places Review	<ul style="list-style-type: none"> The LACH will participate and support the review of <i>Heritage Places</i> (1994), the guidelines document which identifies potential Heritage Conservation Districts 		2019	None	Building a Sustainable City 6b	
6.	Property insurance updates.	<ul style="list-style-type: none"> The LACH will monitor, assist and advise on matters pertaining to the securing of property insurance for heritage designated properties in the City of London. 	Policy and Planning Sub-Committee	Ongoing.	None	Building a Sustainable City 6b	With Policy and Planning Sub-Committee
7.	City Map updates.	<ul style="list-style-type: none"> The LACH will work with City staff to ensure that 'City Map' and searchable City databases are up to date in regard to the heritage register/ designations/ districts/ etc. 	Policy and Planning Sub-Committee	Ongoing	None	Building a Sustainable City 6b	With Policy and Planning Sub-Committee
8.	Heritage Impact Assessment Terms of Reference	<ul style="list-style-type: none"> The LACH will support staff in their efforts to formalize an approach to reviewing and advising on HIS reports (including what triggers the reports, expectations, and who completes them. 	Policy and Planning subcommittee	2019	None	Building a Sustainable City 6b	Partially Complete
9.	Review of Delegated Authority	<ul style="list-style-type: none"> The LACH will participate and support the review of the Delegated Authority for Heritage Alteration Permits 	LACH (main)	2019	None	Building a Sustainable City 6b	

	Project/Initiative	Background	Lead/ Responsible	Proposed Timeline	Proposed Budget (in excess of staff time)	Link to Strategic Plan	Status
10.	New and ongoing heritage matters.	<ul style="list-style-type: none"> Through its connections to various heritage groups, and the community at large, the LACH is aware of emerging and ongoing heritage matters in the City of London. The LACH will monitor and report to City staff and PEC on new and ongoing cultural heritage matters where appropriate. (ex. Ontario Cultural Strategy, Community Economic Roadmap, etc.). 	LACH (main)	As required	None	Building a Sustainable City 6b	As required
11.	Archaeological Master Plan completion.	<ul style="list-style-type: none"> The LACH will work with City staff to complete the Archaeological Master Plan currently underway. 	Archaeological subcommittee	Q2 2018	None	Building a Sustainable City 6b	Completed
12.	The Mayor's New Year Honour List recommendation.	<ul style="list-style-type: none"> For a number of years, members of the LACH have been asked to provide advice to Council on the heritage addition to the "Mayor's New Year Honour List". The LACH will continue to serve this function as requested to do so by Council. 	Ad hoc committee of the LACH	Generally in the fall of each year	None	Building a Sustainable City 6b	Annually
13.	Provide advice to the London Community Foundation on heritage grant distribution.	<ul style="list-style-type: none"> For a number of years, members of the LACH have been asked to provide advice to the London Community Foundation on heritage grant distribution: "The London Endowment for Heritage". The LACH will continue to serve this function as requested to do so by the Foundation. 	Ad hoc committee of the LACH	Generally in April of each year	None	Building a Sustainable City 6b	Annually
14.	Conference attendance.	<ul style="list-style-type: none"> For a number of years, members of the LACH have attended the Ontario Heritage Conference when available. This conference provides an opportunity for LACH members to meet with other heritage committee members and heritage planning professionals, and to learn about current and ongoing heritage matters in the Province of Ontario (and beyond). Up to four (4) members of the LACH will attend the Ontario Heritage Conference. 	LACH (main)	May annually	None	Building a Sustainable City 6b	Annually

	Project/Initiative	Background	Lead/ Responsible	Proposed Timeline	Proposed Budget (in excess of staff time)	Link to Strategic Plan	Status
15.	Public awareness and education (& possible heritage fair/ day/ symposium).	<ul style="list-style-type: none"> The LACH initiates, assists and/or advises on education and outreach programs to inform the citizens of London on heritage matters. This year, the LACH will also consider contributing to the organization of a city wide heritage fair/ day/ symposium (to provide information and outreach including – HAP process, professional advice on repairs and maintenance, current research on heritage matters, insurance advice, real estate matters, and a general exchange of ideas (etc.)). The LACH will coordinate with the efforts of the Historic Sites Committee of the London Public Library. 	Education subcommittee	Ongoing	None	Building a Sustainable City 6b	Ongoing – in progress
16.	Public awareness and education collaboration with the London Heritage Council.	<ul style="list-style-type: none"> The LACH will be supported by the London Heritage Council in its role to promote public awareness of and education on the community's cultural heritage resources. Collaborative initiatives may include LACH-related news updates in the LHC newsletter, LACH involvement in LHC programming and events (i.e. Heritage Fair), outreach support, and/or school-related programming as part of Citizen Culture: Culture-Infused LEARNING (LHC and London Arts Council). 	LACH (main) and Education subcommittee in collaboration with the London Heritage Council	Ongoing	None	Building a Sustainable City 6b	Annually
17.	LACH member education/ development.	<ul style="list-style-type: none"> Where possible, the LACH will arrange an information session for LACH members to learn more about the Ontario Heritage Act, and the mandate and function of Heritage Advisory Committees. The LACH will also explore ongoing educational opportunities for LACH members (such as walking tours, meetings with heritage experts/ professionals, meetings with community leaders, etc.). 	LACH (main)	Ongoing	None	Building a Sustainable City 6b	Ongoing
18.	City of London Archives.	<ul style="list-style-type: none"> The LACH will continue to discuss and advise on possible locations (and contents) for a City of London Archives. 	LACH (main)	Ongoing	None	Building a Sustainable City 6b	Ongoing

	Project/Initiative	Background	Lead/ Responsible	Proposed Timeline	Proposed Budget (in excess of staff time)	Link to Strategic Plan	Status
19.	LACH subcommittee member outreach.	<ul style="list-style-type: none"> The LACH will continue to reach out to heritage and planning professionals/ experts to serve on LACH subcommittees (and advise the LACH on certain matters). 	LACH (main)	Ongoing	None	Building a Sustainable City 6b	Ongoing
20.	Heritage signage and plaque placement/funding.	<ul style="list-style-type: none"> Through its connections to various heritage groups, and the community at large, the LACH is generally aware of potential locations for heritage signage and plaques. The LACH will consult with City Staff and heritage groups in regard to the occasional placement of heritage signage and/or plaques (and assist with funding where deemed appropriate by the committee). These efforts will be considered in the context of the City of London Heritage Interpretative Signage Policy. 	Education subcommittee	Ongoing	Up to \$8000	Building a Sustainable City 6b	Ongoing
21.	Council outreach.	<ul style="list-style-type: none"> If requested, the LACH will arrange an information session for Council members to learn more about the mandate and function of the LACH, the Ontario Heritage Act, and other City heritage matters. 	LACH (main) and Education subcommittee	TBD	None	Building a Sustainable City 6b	Ongoing
22.	Work Plan review.	<ul style="list-style-type: none"> The LACH will review items on this Work Plan on a quarterly basis, and will thoroughly review this Work Plan at least once annually. 	LACH (main)	Ongoing	None	Building a Sustainable City 6b	Ongoing (March, June, Sept, Dec 2018)
23.	Rapid Transit EA	<ul style="list-style-type: none"> The LACH will participate in heritage related matters associated with the Rapid Transit (Shift) EA including review of properties identified the Cultural Heritage Screening Report; identifying where further work is or is not required for potential cultural heritage resources; and identifying properties along rapid transit corridors that have not yet been identified and merit further consideration for cultural heritage evaluation 	LACH (main) and Stewardship subcommittee	2019	None	Building a Sustainable City 6b	Ongoing
					\$8000		

Heritage Planners' Report to LACH: April 10, 2019

1. Heritage Alteration Permits processed under Delegated Authority By-law:
 - a. 8 Cherry Street (Blackfriars/ Petersville HCD): Window replacement
 - b. 54 Argyle Street (Blackfriars/ Petersville HCD): Window replacement
 - c. 1017 Western Road (Grosvenor Lodge, Part IV): Landscape alterations
 - d. 287 St James Street (Bishop Hellmuth HCD): Porch alterations
 - e. 201 King Street (Downtown HCD): Signage
 - f. 20 Oxford Street (Blackfriars/ Petersville HCD): Gable re-siding
 - g. 135 Duchess Avenue (Wortley Village- Old South HCD): Porch alterations
 - h. 349-359 Ridout Street North (Downtown HCD): Signage and awnings
 - i. 147 Wortley Road (Wortley Village-Old South HCD): Signage and cladding
 - j. 200 Queens Avenue (Downtown HCD): Signage
2. Ad Hoc Allocation Committee for London Endowment for Heritage
 - a. Lunch meeting on Thursday April 18, 2019 (12:00 noon-1:30pm) at the London Community Foundation office (mezzanine, Covent Garden Market, 130 King Street – parking passes provided)

Upcoming Heritage Events

- Sacred Places Understanding the Great War Cemeteries: A Unique Perspective on Great War History, presented by Norm Christie – Thursday April 11, 2019 at 701 Oxford Street East from 6pm-8pm. Free. For more information visit: <http://www.thercrmuseum.ca/en-ca/>
- Local History Trivia Night – Friday April 12, 2019 at Eldon House. \$20. For more information visit: <https://eldonhouse.ca/product/behind-the-ropes-2/>
- Thames Valley Regional Heritage Fair – Thursday April 25, 2019 at Fanshawe Pioneer Village (2609 Fanshawe Park Rd E) from 9:45am to 1:45pm.
- Hear Here Launch Party – Saturday April 27, 2019 from 1pm-4pm at Goodwill Industries, 255 Horton Street West. For more information visit <https://hearherelondon.org/>
- Mother's Day Tea – Sunday May 12, 2019 at Eldon House. \$20-\$40. 12:00, 1:30 and 3:00 p.m. Seating. By reservation only. For more information visit: <https://eldonhouse.ca/product/mothers-day-tea/>
- Fanshawe Pioneer Village Opening Weekend – Saturday May 18, 2019. For more information visit: <http://fanshawepioneervillage.ca/events/opening-weekend-1>
- Spring Tea – Sunday May 26, 2019 at Grosvenor Lodge. \$25 per person. Tickets available now. For more information, please contact: events@heritagelondonfoundation.ca
- Ontario Heritage Conference in Goderich and Bayfield, May 30-June 1, 2019. <https://www.ontarioheritageconference.ca/> (early bird registration ends April 30)
- ACO Geranium Heritage House Tour – Save the date – Sunday June 2, 2019. Tickets on sale soon. <https://acolondon.ca/events>