

London Advisory Committee on Heritage Report

The 11th Meeting of the London Advisory Committee on Heritage
November 13, 2019
Committee Rooms #1 and #2

Attendance PRESENT: M. Whalley (Acting Chair), S. Bergman, M. Bloxam,
J. Dent, L. Fischer, T. Jenkins, S. Jory, E. Rath, M. Rice and K.
Waud and J. Bunn (Committee Clerk)

ABSENT: D. Dudek, S. Gibson, J. Manness and J. Monk

ALSO PRESENT: L. Dent, D. FitzGerald, K. Gonyou, M.
Greguol, M. Morris and A. Rammeloo

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

1. Call to Order

1.1 Disclosures of Pecuniary Interest

S. Bergman discloses a pecuniary interest in Item 3.3 of the 11th Report of the London Advisory Committee on Heritage, having to do with a Public Meeting Notice - Revised Application - Official Plan and Zoning By-law Amendment for the properties located at 2555-2591 Bradley Avenue, by indicating that her employer is involved in this matter.

L. Jones discloses a pecuniary interest in Item 3.3 of the 11th Report of the London Advisory Committee on Heritage, having to do with a Public Meeting Notice - Revised Application - Official Plan and Zoning By-law Amendment for the properties located at 2555-2591 Bradley Avenue, by indicating that her employer is involved in this matter.

2. Scheduled Items

2.1 Heritage Alteration Permit Application by V. Anastasiadis at 562 Dufferin Avenue, East Woodfield Conservation District

That, on the recommendation of the Managing Director, City Planning and City Planner, with the advice of the Heritage Planner, the application under Section 42 of the Ontario Heritage Act seeking retroactive approval and approval for alterations to property at 562 Dufferin Avenue, within the East Woodfield Heritage Conservation District, BE PERMITTED with the terms and conditions:

- only natural wood with a painted finish be used for the half timbering;
- the new stucco of the half timbering maintain a rough texture, per the existing stucco cladding; and,
- the Heritage Alteration Permit be displayed in a location visible from the street until the work is completed;

it being noted that the ~~attached~~ presentation from K. Gonyou, Heritage Planner, was received with respect to this matter.

2.2 Heritage Alteration Permit Application by S. Granger at 504-506 Maitland Street, West Woodfield Conservation District

That, on the recommendation of the Managing Director, City Planning and City Planner, with the advice of the Heritage Planner, the application under Section 42 of the Ontario Heritage Act seeking retroactive approval and approval for alterations to property at 504-506 Maitland Street, within the West Woodfield Heritage Conservation District, BE PERMITTED with the terms and conditions:

- sash (hung) windows be used for the gable windows;
- the cedar shakes proposed for the gable cladding be rectangular and regular in shape and installation;
- all exposed wood, including porch posts and railings/guards, cedar shakes, board and batten, and tongue and groove siding, be painted;
- the Heritage Planner be circulated on the Building Permit application drawings to verify compliance with this Heritage Alteration Permit 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;

it being noted that the ~~attached~~ presentation from K. Gonyou, Heritage Planner, was received with respect to this matter.

2.3 Lorne Avenue Park Project

That J. Michaud, Landscape Architect, BE ADVISED that the London Advisory Committee on Heritage is satisfied with the current design for the Lorne Avenue Park Project and encourages a Cultural Heritage Interpretive Sign to be implemented into the above-noted project; it being noted that the ~~attached~~ presentation from J. Michaud, Landscape Architect, with respect to this matter, was received.

2.4 Cultural Heritage Evaluation Reports (CHERs) for the properties located at 327, 331 and 333 Wellington Road

That the Civic Administration BE ADVISED that the London Advisory Committee on Heritage concurs with the findings of the Cultural Heritage Evaluation Reports (CHERs), as appended to the agenda, with respect to the properties located at 327, 331 and 333 Wellington Road; it being noted that the ~~attached~~ presentation from M. Morris, Major Projects, with respect to this matter, was received.

2.5 Draft City-Wide Urban Design Guidelines

That the Draft City-Wide Urban Design Guidelines document, as appended to the agenda, BE REFERRED to the Stewardship Sub-Committee for review and a report back to the London Advisory Committee on Heritage; it being noted that the ~~attached~~ presentation from A. Lockwood, Urban Designer, with respect to this matter, was received.

3. Consent

3.1 10th Report of the London Advisory Committee on Heritage

That it BE NOTED that the 10th Report of the London Advisory Committee on Heritage, from its meeting held on October 9, 2019, was received.

3.2 Municipal Council Resolution - 10th Report of the London Advisory Committee on Heritage

That it BE NOTED that the Municipal Council resolution, from its meeting held on October 29, 2019, with respect to the 10th Report of the London Advisory Committee on Heritage, was received.

3.3 Public Meeting Notice - Revised Application - Official Plan and Zoning By-law Amendment - 2555-2591 Bradley Avenue

That it BE NOTED that the Public Meeting Notice, dated October 16, 2019, from A. Riley, Senior Planner, with respect to a revised application for an Official Plan and Zoning By-law Amendment related to the properties located at 2555-2591 Bradley Avenue, was received.

3.4 Notice of Planning Application - Official Plan and Zoning By-law Amendments - 84-86 St. George Street and 175-197 Ann Street

That B. Debbert, Senior Planner, BE ADVISED that the London Advisory Committee on Heritage (LACH) is not satisfied with the research, assessment and conclusion of the Heritage Impact Assessment (HIA) for the property located at 197 Ann Street, as it relates to the Notice of Application, dated October 10, 2019, from B. Debbert, Senior Planner, with respect to Official Plan and Zoning By-law Amendments for the properties located at 84-86 St. George Street and 175-197 Ann Street; it being noted that the LACH submits the following comments with respect to the HIA:

- the HIA gives inadequate weight to the historical, associative and contextual values of the landmark brewery located at 197 Ann Street;
- the HIA contains errors and omissions within the historic research of the property and brewing history in London, e.g. incorrect derivation of the brewery name, date of building, reference to Westminster Township and evidence for the fire damage in the 19th Century;
- the properties located at 175, 179, 183 and 197 Ann Street and 84 and 86 St. George Street are recommended to be subject to 9/06 evaluation by the HIA because of strong associations with the Kent Brewery;
- the condition of the building has not been supported by an engineer's report;
- the LACH is opposed to the demolition of the property located at 197 Ann Street based on the current information available; and,
- the LACH encourages incorporating the built heritage resources associated with the historic Kent Brewery into any future developments;

it being noted that the ~~attached~~ presentation from M. Tovey, with respect to this matter, was received.

3.5 Notice of Planning Application - Official Plan and Zoning By-law Amendments - 464-466 Dufferin Avenue and 499 Maitland Street

That it BE NOTED that the Notice of Planning Application, dated November 6, 2019, from M. Vivian, Planner I, with respect to Official Plan and Zoning By-law Amendments related to the properties located at 464-466 Dufferin Avenue and 499 Maitland Street, 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 October 30, 2019, was received.

5. Items for Discussion

5.1 Request for Designation of 36 Pegler Street under Part IV of the Ontario Heritage Act by A. Johnson

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 request for designation of the heritage listed property at 36 Pegler Street:

a) notice BE GIVEN under the provisions of Section 29(3) of the Ontario Heritage Act, R.S.O. 1990, c. O. 18, of Municipal Council's intention to designate the property to be of cultural heritage value or interest for the reasons outlined in Appendix E of this report; and,

b) should no appeals be received to Municipal Council's notice of intention to designate, a by-law to designate the property at 36 Pegler Street to be of cultural heritage value or interest for the reasons outlined in Appendix E of this report BE INTRODUCED at a future meeting of Municipal Council immediately following the end of the appeal period;

it being noted that should an appeal to Municipal Council's notice of intention to designate be received, the City Clerk will refer the appeal to the Conservation Review Board;

it being further noted that the attached presentation from K. Gonyou, Heritage Planner, with respect to this matter, was received.

5.2 Review of Delegated Authority for Heritage Alteration Permits

That the Managing Director, Planning and City Planner BE ADVISED that the London Advisory Committee on Heritage is supportive of the proposed by-law, as appended to the staff report dated November 13, 2019, with respect to a review of Delegated Authority for Heritage Alteration Permits; it being noted that the attached presentation from K. Gonyou, Heritage Planner, with respect to this matter, was received.

5.3 Zoning By-law Amendment - 1018-1028 Gainsborough Road

That L. Mottram, Senior Planner, BE ADVISED that the London Advisory Committee on Heritage is not satisfied by the research and assessment presented in the Heritage Impact Statement (HIS) for the properties located at 1018-1028 Gainsborough Road as it relates to the Public Meeting Notice, dated October 2, 2019, from L. Mottram, Senior Planner, with respect to a Zoning By-law Amendment for the properties located at 1018-1028 Gainsborough Road, as the impacts of the proposed development were not adequately considered by the above-noted HIS.

5.4 Heritage Impact Assessment - 556 Wellington Street

That a Working Group BE CREATED to review the Heritage Impact Assessment, dated May 13, 2019, from Golder Associates Ltd., with respect to the property located at 556 Wellington Street and report back to the London Advisory Committee on Heritage; it being noted the members

of the Working Group are M. Whalley, S. Jory, M. Bloxam and S. Bergman.

5.5 Update on the Bid for the Ontario Heritage Conference in London

That it BE NOTED that a verbal update from T. Jenkins with respect to an update on the bid to bring a future Ontario Heritage Conference to London, was received.

5.6 Heritage Planners' Report

That the following actions be taken with respect to the Heritage Planners' Report, submitted by K. Gonyou, L. Dent and M. Greguol, Heritage Planners:

a) the expenditure of up to \$20.00 per person from the 2019 London Advisory Committee on Heritage (LACH) budget BE APPROVED for L. Fischer and K. Waud to attend the Heritage Matters in Conversation bus tour on November 28, 2019; it being noted that the LACH has sufficient funds in its 2019 budget to cover this expense;

b) the expenditure of up to \$100.00 from the 2019 LACH Budget BE APPROVED for refreshments at the Stewardship Sub-Committee meeting, hosting the Western University Public History Program presentations; it being noted that the LACH has sufficient funds in its 2019 budget to cover this expense and has done for previous, similar meetings; and,

c) the ~~attached~~, above-noted Heritage Planners' Report BE RECEIVED.

5.7 (ADDED) Historical Designation of Property - 247 Halls Mill Road

That the communication from K. Jones and D.A. Park, as appended to the Added Agenda, with respect to a request for historical designation of the property located at 247 Halls Mill Road, BE REFERRED to the Stewardship Sub-Committee for consideration.

6. Adjournment

The meeting adjourned at 9:30 PM.