

London Advisory Committee on Heritage

Report

The 1st Meeting of the London Advisory Committee on Heritage
December 11, 2019
Committee Rooms #1 and #2

Attendance PRESENT: D. Dudek (Chair), M. Bloxam, J. Dent, S. Gibson, T. Jenkins, J. Manness, E. Rath, M. Rice, K. Waud and M. Whalley and J. Bunn (Committee Clerk)

ABSENT: S. Bergman, L. Fischer and S. Jory

ALSO PRESENT: K. Gonyou, M. Greguol, L. Jones, M. Knieriem, 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

T. Jenkins discloses a pecuniary interest in Item 2.4 of the 1st Report of the London Advisory Committee on Heritage, having to do with a Notice of Planning Application and Notice of Public Meeting with respect to Official Plan and Zoning By-law Amendments related to the Hamilton Road Corridor Planning Study, by indicating that her employer is involved in this matter.

1.2 Election of Chair and Vice Chair for the term Ending November 30, 2020

That it BE NOTED that the London Advisory Committee on Heritage elected D. Dudek and M. Whalley as the Chair and Vice-Chair, respectively, for the term ending November 30, 2020.

2. Scheduled Items

2.1 Demolition Request and Heritage Alteration Permit Application by Distinctive Homes London Ltd. at 88 Blackfriars Street, Blackfriars/Petersville Heritage 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 approval for the demolition of the existing building and approval for a proposed building, as described in Appendix D of the staff report dated December 11, 2019, on the property at 88 Blackfriars Street, within the Blackfriars/Petersville Heritage Conservation District, BE PERMITTED with the following terms and conditions:

- buff brick be used for the exterior cladding of the proposed building;
- a painted wood front door be used for the proposed building;
- parking be limited to a driveway to the west of the proposed building with front yard parking prohibited;
- 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 condition of the above-noted building constitutes another regrettable example of demolition by neglect and the London Advisory Committee on Heritage implores stronger enforcement of the Property Standards By-law to avoid future demolition by neglect of London's cultural heritage resources;

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

2.2 Heritage Alteration Permit Application by Brian Allen at 906 Lorne Avenue, Old East Heritage 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 approval for alterations to the property at 906 Lorne Avenue, within the Old East Heritage Conservation District, BE PERMITTED with the terms and conditions:

- all exposed wood be painted;
- a wood lattice porch skirt set in a frame to be added where missing;
- the top rail be constructed no higher than 30" to maintain the proportions of the porch;
- the railings and guards on the steps be replaced to be consistent with the railings and guards on the entirety of the porch;
- a new base around the northwest column be installed; 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 M. Greguol, Heritage Planner, with respect to this matter, was received.

2.3 Cultural Heritage Evaluation Reports (CHERs) for the Properties Located at 90, 92 and 102 Wellington Road

That the following actions be taken with respect to the Cultural Heritage Evaluation Reports (CHERs) for the properties located at 90, 92 and 102 Wellington Road:

- a) the Civic Administration BE ADVISED that the London Advisory Committee on Heritage (LACH) concurs with the findings of the above-noted CHERs, as appended to the agenda; it being noted that the attached presentation from M. Morris, Major Projects, with respect to this matter, was received; and,
- b) the attached Stewardship Sub-Committee Report, from its meeting held on November 26, 2019, BE FORWARDED to the Civic Administration for consideration.

2.4 Notice of Planning Application and Notice of Public Meeting - Official Plan and Zoning By-law Amendments - Hamilton Road Corridor Planning Study

That it BE NOTED that the attached presentation from M. Knieriem, Planner II, with respect to a Notice of Planning Application and Notice of Public Meeting related to Official Plan and Zoning By-law Amendments for the Hamilton Road Corridor Planning Study, was received.

3. Consent

3.1 11th Report of the London Advisory Committee on Heritage

That it BE NOTED that the 11th Report of the London Advisory Committee on Heritage, from its meeting held on November 13, 2019, was received.

3.2 Municipal Council Resolution - 11th Report of the London Advisory Committee on Heritage

That it BE NOTED that the Municipal Council resolution, from its meeting held on November 26, 2019, with respect to the 11th Report of the London Advisory Committee on Heritage, was received.

3.3 Public Meeting Notice - Zoning By-law Amendment - 1018-1028 Gainsborough Road

That it BE NOTED that the Public Meeting Notice, dated November 13, 2019, from L. Mottram, Senior Planner, with respect to a Zoning By-law Amendment for the properties located at 1018-1028 Gainsborough 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 the meeting held on November 26, 2019, was received.

4.2 556 Wellington Street Heritage Impact Statement Working Group Report

That the attached 556 Wellington Street Heritage Impact Statement Working Group Report, as appended to the agenda, BE FORWARDED to the Civic Administration for consideration; it being noted that the London Advisory Committee on Heritage supports and endorses the above-noted Working Group Report.

5. Items for Discussion

5.1 Properties Located at 197, 183 and 179 Ann Street

That the following actions be taken with respect to the requests for delegation from A. Valastro and M. Tovey related to the properties located at 197, 183 and 179 Ann Street:

a) the properties located at 175, 179, 183 and 197 Ann Street and 84 and 86 St. George Street BE REFERRED to the Stewardship Sub-Committee for research and evaluation for a possible heritage designation; it being noted that a verbal delegation by A. Valastro, with respect to this matter, was received; and,

b) the request for delegation by M. Tovey BE APPROVED for the February 2020 meeting of the London Advisory Committee on Heritage.

5.2 Heritage Alteration Permit Application by D. Sagar and K. Corcoran at 430 Dufferin Avenue, West Woodfield Heritage 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 for alterations to the porch of the property located at 430 Dufferin Avenue, within the West Woodfield Heritage Conservation District, BE PERMITTED; it being noted that the attached presentation from K. Gonyou, Heritage Planner, with respect to this matter, was received.

5.3 Demolition Request for Heritage Listed Property at 2325 Sunningdale Road East by Lafarge Canada Inc.

That, on the recommendation of the Managing Director, Planning and City Planning, with the advice of the Heritage Planner, the following actions be taken with respect to the demolition request for the existing dwelling on the heritage listed property at 2325 Sunningdale Road East:

- a) the Chief Building Official BE ADVISED that Municipal Council consents to the demolition of the dwelling on this property, and;
- b) the property at 2325 Sunningdale Road East BE REMOVED from the Register of Cultural Heritage Resources;

it being noted that the attached presentation from M. Greguol, Heritage Planner, with respect to this matter, was received.

5.4 Community Heritage Ontario 2020 Membership Renewal

That the London Advisory Committee on Heritage 2020 membership with the Community Heritage Ontario BE APPROVED; it being noted that the CHOnews newsletter for Autumn 2019, was received.

5.5 2020 LACH Work Plan

That it BE NOTED that the London Advisory Committee on Heritage (LACH) held a general discussion with respect to the 2020 LACH Work Plan.

5.6 Heritage Planners' Report

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

5.7 (ADDED) Court House at 399 Ridout Street North

That the Heritage Planner BE REQUESTED to forward copies of the Heritage Designating By-laws for the Court House on 399 Ridout Street North to the Stewardship Sub-Committee for review and a report back at a future meeting of the London Advisory Committee on Heritage.

6. Adjournment

The meeting adjourned at 7:32 PM.



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Demolition Request & Heritage Alteration Permit 88 Blackfriars Street, Blackfriars/Petersville HCD

London Advisory Committee on Heritage
Wednesday December 11, 2019

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88 Blackfriars Street



- Side Hall Plan Cottage
- Built c. 1876
- Blackfriars/Petersville HCD (2015)
- Contributing Resource



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88 Blackfriars Street



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Property History

- 1832: Lots 1-2, East Wharnccliffe Road granted to John Kent
- 1848: Part of Kent farm surveyed into Park Lots (RP191)
- 1856: Park Lot surveyed into smaller lots by Duncan Campbell (RP111)
- **1876**: First transactions for property at 88 Blackfriars Street
- 1891: Property sold to James Blair
- 1911: Property sold to Herbert V. Nichols
- 1931: Property purchased by John and Annie Petfield; John Petfield as tenant since 1905
- 1962: Property sold to Thomas H. Gerry
- 1986-1987: Several property transactions; sold to Murray Lee Milligan in 1987
- 2018: Purchased by current property owner



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CANADA

Heritage Policy Framework

- *Provincial Policy Statement (2014)*
- *Ontario Heritage Act*
- *Official Plan (1989, as amended)/The London Plan (approved 2016)*
- *Blackfriars/Petersville Heritage Conservation District Plan*



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Blackfriars/Petersville HCD Plan

- Section 7.5: Demolition of Contributing Resource
- Section 7.7.1: Residential Area
- Section 10.3.2: Design Guidelines – New Buildings – Residential
- Section 11: Architectural Conservation Guidelines



Blackfriars/Petersville HCD Plan



Proposed New Building

Policy 7.5.1.d:

All options for on-site retention of contributing resources must be exhausted before resorting to relocation or demolition. The following alternatives must be given due consideration in order of priority:

- i. On-site retention in the original use and integration with the surroundings;
- ii. On site retention in an adaptive reuse;
- iii. Relocation to another site within the Heritage Conservation District; and,
- iv. Relocation to another site within the City.



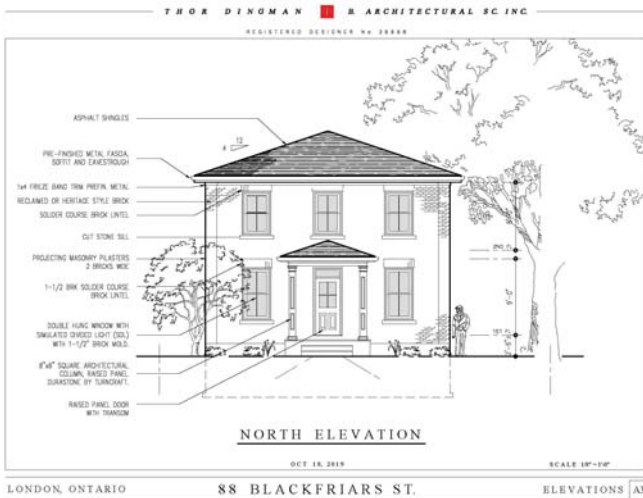
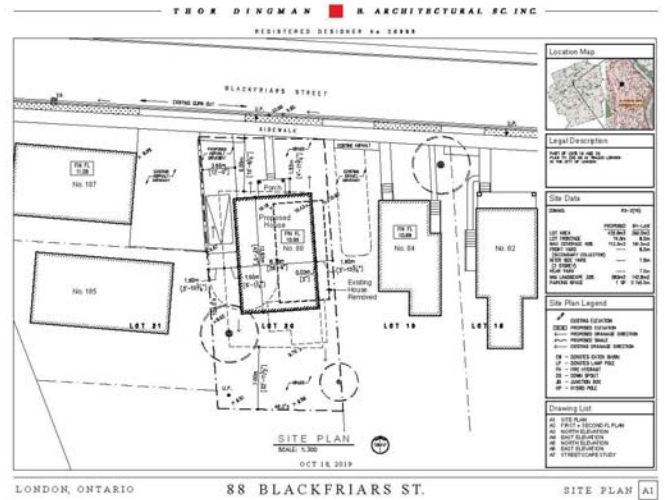
Proposed new building at 88 Blackfriars Street

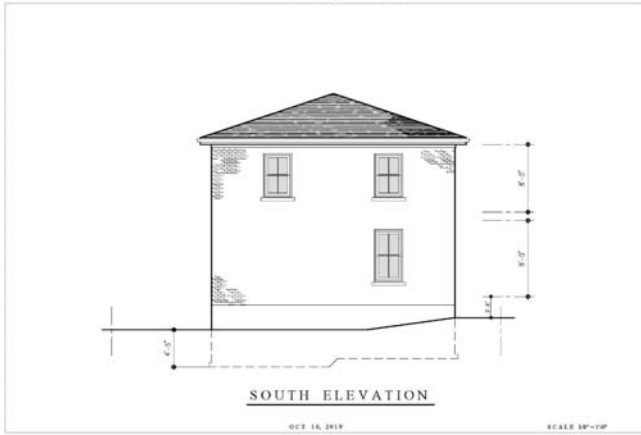
- Two storey with a footprint of 1220 square feet (113.3m²), approximately 28'9" in width by 42'5" in depth built on a concrete foundation;
- Three-bay façade design, with a central doorway;
- Brick exterior cladding (reclaimed/salvaged buff brick proposed);
- Vinyl simulated divided light, two-over-two windows with a cut stone sill and brick soldier course lintel;
- Front door;
- Shallow pitched hipped roof (4/12 pitch) clad in asphalt shingles;
- Front porch with hipped roof and paneled columns, set on a concrete base with two steps (less than 24" above grade); and,
- Single width asphalt driveway to the west of proposed building (no garage) and a new concrete walkway from the sidewalk to the porch.

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LONDON, ONTARIO 88 BLACKFRIARS ST. ELEVATIONS A5



LONDON, ONTARIO 88 BLACKFRIARS ST. ELEVATIONS A6



LONDON, ONTARIO 88 BLACKFRIARS ST. STREETSCAPE STUDY A7



Consultation

- Consultation with Stewardship Sub-Committee
- For Public Participation Meeting at Planning and Environment Committee on January 6, 2020:
 - Mail out to property owners within 120m, including Blackfriars Neighbourhood Association
 - Advertised in *The Londoner*



Recommendation

That, on the recommendation of the Managing Director, City Planning & City Planner, with the advice of the Heritage Planner, the application under Section 42 of the *Ontario Heritage Act* seeking approval for the demolition of the existing building and approval for a proposed building, as described herein and shown in Appendix D, on the property at 88 Blackfriars Street, within the Blackfriars/Petersville Heritage Conservation District, **BE PERMITTED** with the following terms and conditions:

- Buff brick be used for the exterior cladding of the proposed building;
- A painted wood front door be used for the proposed building;
- Parking be limited to a driveway to the west of the proposed building with front yard parking prohibited;
- 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.



Conclusion

- Retention and conservation is the preferred approach
- No significant historical or associative values unique to this property were identified
- Heritage Impact Assessment – recommending loss of this Contributing Resource can be mitigated through appropriate new building
- Evaluation of proposed new building



88 Blackfriars Street



Proposed New Building

THOM BINGMAN ARCHITECTURAL PC INC.
REGISTERED DESIGNER No. 24388



OCT 18, 2019

LONDON, ONTARIO

88 BLACKFRIARS ST.

STREETSCAPE STUDY A7



Heritage Alteration Permit 906 Lorne Avenue Old East Heritage Conservation District

London Advisory Committee on Heritage
Wednesday December 11, 2019

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906 Lorne Avenue



- c. 1890
- 2 ½ storey
- Queen Anne Revival
- Old East Heritage Conservation District
- Designated on September 10, 2006
- HAP application received on October 30, 2019
- Decision required by January 28, 2020



During Alterations



During Alterations



During Alterations



During Alterations





During Alterations



Old East HCD Conservation & Design Guidelines

For porches:

- “The porches in Old East are as significant to the appearance of this heritage district as its gables and dormers.” (Section 3.2)
- “Given their contribution to the overall visual character of Old East, preservation and restoration of the design and detail of porches and verandahs on the fronts of houses should be considered a very high priority for the heritage district.” (Section 3.2)
- Appropriate materials, scale and colour (Section 4.1)



Analysis

- Deterioration of existing wood railing and spindles
- Restoration is not feasible
- Height increase from 26” to 30” to meet requirements
- Proposed railings and spindles are similar in design, scale and materials to porches found elsewhere in Old East HCD



Analysis



Ontario Heritage Act

Section 42(4): Within 90 days after the notice of receipt is served on the applicant under subsection (3) or within such longer period as is agreed upon by the applicant and the council, the council may give the applicant,

- a) the permit applied for;
- b) notice that the council is refusing the application for the permit; or,
- c) the permit applied for, with terms and conditions attached. 2005, c. 6, s. 32 (3).



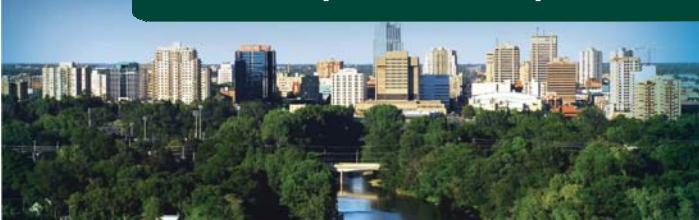
Recommendation

That, on the recommendation of the Manager Director, City Planning & City Planner, with the advice of the Heritage Planner, the application under Section 42 of the *Ontario Heritage Act* seeking approval for alterations to the property at 906 Lorne Avenue, within the Old East Heritage Conservation District, **BE PERMITTED** with terms and conditions that the exposed wood be painted, a wood lattice porch skirt set in a frame be added where missing, the railings and guards on the steps be replaced to be consistent with the railings and guards on the entirety of the porch, and a new base around the northwest column be installed.





London Rapid Transit Update



LONDON ADVISORY COMMITTEE ON HERITAGE
Michelle Morris, P.Eng.
Major Projects
December 11, 2019

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Agenda

1. Previously completed work
2. Next steps
3. Questions on:
 - 90 Wellington Road
 - 92 Wellington Road
 - 120 Wellington Road

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Previous Work

- Transit Project Assessment Process (TPAP) completed in June 2019
- Cultural Heritage Screening Report (CHSR) completed as part of TPAP



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Previous Work

Cultural Heritage Screening Report (CHSR):

- Recommended completion of CHERs for 12 properties following the Transit Project Assessment Process
 - Potential cultural heritage value or interest
 - May be impacted by project but impacts could be mitigated

Direction from Council:

- Nine of 12 properties prioritized at this time.

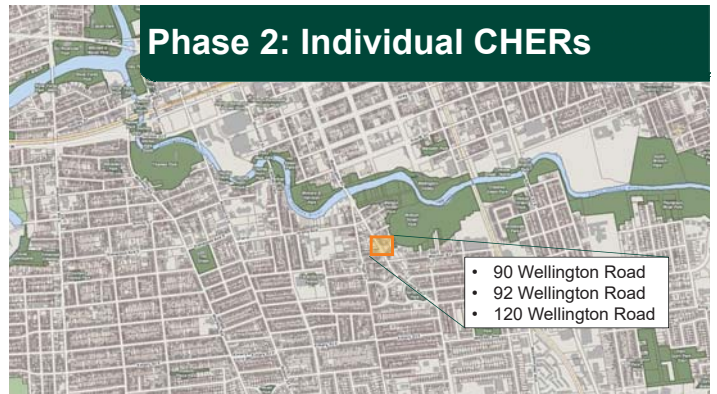
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Next Steps

- Phase 1 (Presented: November 13, 2019)
 - 327 Wellington Road
 - 331 Wellington Road
 - 333 Wellington Road
- Phase 2 (Presentation Today)
- Phase 3 (Presentation: February 12, 2020)
 - 1033 Dundas Street
 - 100 Kellogg Lane
 - 72 Wellington Street

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- 90 Wellington Road**
- Constructed Circa 1946-47
 - Vernacular style with Arts-and-Crafts style influences
 - Two-storey
 - Hipped roof
 - Vestibule has a steeply-pitched asymmetrical gable roof
 - 6-over-1 sash type windows with concrete sills



O. Reg. 9/06 Evaluation – 90 Wellington Road

Criteria	Meets Criteria (Y/N)
Design or Physical Value	No
Historic or Associative Value	No
Contextual Value	No

Recommendation:

- The property at 90 Wellington Road was determined not to have significant cultural heritage value or interest. Subsequently, no additional cultural heritage work is recommended for the property.

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- 92 Wellington Road**
- Constructed Circa 1949
 - Single storey
 - Vernacular style
 - Hipped roof
 - Large rectangular window projecting in a shallow bay
 - Clad in grey horizontal vinyl siding and grey asphalt shingles



O. Reg. 9/06 Evaluation – 92 Wellington Road

Criteria	Meets Criteria (Y/N)
Design or Physical Value	No
Historic or Associative Value	No
Contextual Value	No

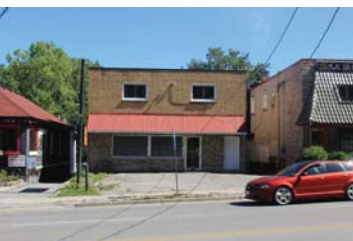
Recommendation:

- The property at 92 Wellington Road was determined not to have significant cultural heritage value or interest. Subsequently, no additional cultural heritage work is recommended for the property.

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- 120 Wellington Road**
- Constructed Circa 1958-59
 - Two-storey commercial building
 - Flat roof
 - Constructed of concrete blocks
 - Ground level clad with artificial Angel Stone cladding
 - Second storey clad with beige brick
 - Red painted metal awning



O. Reg. 9/06 Evaluation – 120 Wellington Road

Criteria	Meets Criteria (Y/N)
Design or Physical Value	No
Historic or Associative Value	No
Contextual Value	No

Recommendation:

- The property at 120 Wellington Road was determined not to have significant cultural heritage value or interest. Subsequently, no additional cultural heritage work is recommended for the property.

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Questions?



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**LACH Stewardship Sub-Committee
Report**

Tuesday November 26, 2019

Location: Committee Room 4, City Hall

Time: 6:00pm-6:30pm, 6:30pm-9:15pm

Present: M. Whalley, J. Cushing, K. Waud, J. Hunten, T. Regnier; M. Greguol, J. Bunn, K. Gonyou (staff)

Agenda Items:

1. Demolition Request and Heritage Alteration Permit application for the Heritage Designated Property at 88 Blackfriars Street, Blackfriars/Petersville Heritage Conservation District.

The Stewardship Sub-Committee review the Heritage Impact Assessment (Thor Dingman, dated October 21, 2019) for the demolition request and Heritage Alteration Permit application for the property at 88 Blackfriars Street.

Motion: The Stewardship Sub-Committee does not object to its demolition, but expressed disappointment in the loss of this Contributing Resource. The proposed new building is appropriate in the Blackfriars/Petersville Heritage Conservation District. The Stewardship Sub-Committee notes that the condition of this building constitutes another regrettable example of demolition by neglect. The Stewardship Sub-Committee implores stronger enforcement of the Property Standards By-law to avoid future demolition by neglect of London's cultural heritage resources. Moved: K. Waud; Seconded: J. Hunten. Passed.

2. Cultural Heritage Evaluation Reports (CHER) for Rapid Transit

a. CHER 90 Wellington Road

The Stewardship Sub-Committee reviewed the Cultural Heritage Evaluation Report for the property at 90 Wellington Road prepared by AECOM. The Stewardship Sub-Committee supports the conclusions of the evaluation (based on the criteria of Ontario Regulation 9/06) that the property does not demonstrate sufficient cultural heritage value or interest to warrant further cultural heritage assessment related to the Rapid Transit project, with the following comments:

- The Stewardship Sub-Committee met on November 26, 2019 (not November 29, 2019)
- The building at 455 Baker Street was constructed in 1947
- The building at 508 Baker Street was constructed in 1929

b. CHER 92 Wellington Road

The Stewardship Sub-Committee reviewed the Cultural Heritage Evaluation Report for the property at 92 Wellington Road prepared by AECOM. The Stewardship Sub-Committee supports the conclusions of the evaluation (based on the criteria of Ontario Regulation 9/06) that the property does not demonstrate sufficient cultural heritage value or interest to warrant further cultural heritage assessment related to the Rapid Transit project, with the following comments:

- The Stewardship Sub-Committee met on November 26, 2019 (not November 29, 2019)
- The building at ~~637~~ 657 Percy Street was built in 1952
- The building at 38 Gower Street was built in 1954
- The building at 134 Paul Street was built in 1950
- The building at 603 Winblest Avenue was built in 1953
- The building at 45 Heather Crescent was built in 1953
- The building at 68 Bond Street was built in 1943

c. CHER 120 Wellington Road

The Stewardship Sub-Committee reviewed the Cultural Heritage Evaluation Report for the property at 120 Wellington Road prepared by AECOM. The Stewardship Sub-Committee supports the conclusions of the evaluation (based on the criteria of Ontario Regulation 9/06) that the property does not demonstrate sufficient cultural heritage value or interest to warrant further cultural heritage assessment related to the Rapid Transit project, , with the following comments:

- The Stewardship Sub-Committee met on November 26, 2019 (not November 29, 2019)
- The façade of the buildings at 744 and 746 Richmond Street are clad in natural limestone (not artificial)

3. Draft City-Wide Urban Design Guidelines

The LACH referred the Draft City-Wide Urban Design Guidelines to the Stewardship Sub-Committee at its meeting on November 13, 2019 for review and comment. The Stewardship Sub-Committee was unable to review the draft City-Wide Urban Design Guidelines.

4. Request for Designation: 247 Halls Mill Road

A request for designation from a community member was referred to the Stewardship Sub-Committee by the LACH at its meeting on November 13, 2019. Members of the Stewardship Sub-Committee will work on collecting historical information for the evaluation of the property using the criteria of O. Reg. 9/06 and report back at the January Stewardship Sub-Committee meeting.

5. Compile a list of Potential Cultural Heritage Landscapes in London

The Stewardship Sub-Committee continued their discussion on potential cultural heritage landscapes in London.

6. (Added) Demolition Request for Heritage Listed Property at 2325 Sunningdale Road East

The Stewardship Sub-Committee received the Heritage Impact Assessment (MHBC) for the demolition request for the heritage listed property at 2325 Sunningdale Road East. The Stewardship Sub-Committee noted that it received the Heritage Impact Assessment the same day as its meeting (November 26, 2019) which did not have ample time to review the report.

7. Western University Public History Program – Property Research Presentations

Following the preceding items on the agenda, the Stewardship Sub-Committee, with invited guests, received property research presentations from the Western University Public History Program graduate students on the following properties:

- 700-706 Dundas Street
- 2056 Huron Street
- 130 Kent Street
- 75 Langarth Street East
- 700 Oxford Street East
- 782 Richmond Street
- 962 Richmond Street
- 1156 Richmond Street
- 535-537 Talbot Street
- 593-595 Talbot Street
- 644 Talbot Street



Hamilton Road Corridor Planning Study



Engagement

- Meetings with BIA
- Community Information Meeting #1 – May 1, 2019
- Planner Office Hours at Crouch Branch Library
 - May 9, 2019
 - May 21, 2019
 - June 20, 2019
 - June 22, 2019
- Door-to-Door Engagement along Hamilton Road – October 9 and October 10, 2019
- Get Involved Website

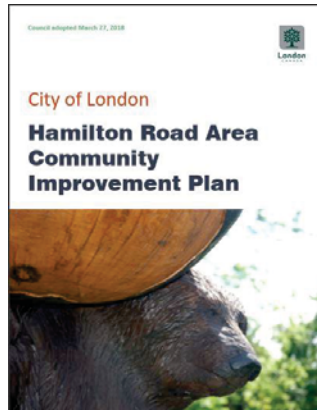


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Purpose of the Study

- Hamilton Road Community Improvement Plan (CIP) adopted by City Council in Spring 2018 to help guide redevelopment.
- This Study is dealing with 4 of the recommendations from the CIP to make it easier to use properties
- Need to change the Official Plan and Zoning to make it happen



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Item 1: Lower Parking Requirements



Item 2: Reduce Building Setbacks



Item 3: Allowing more uses

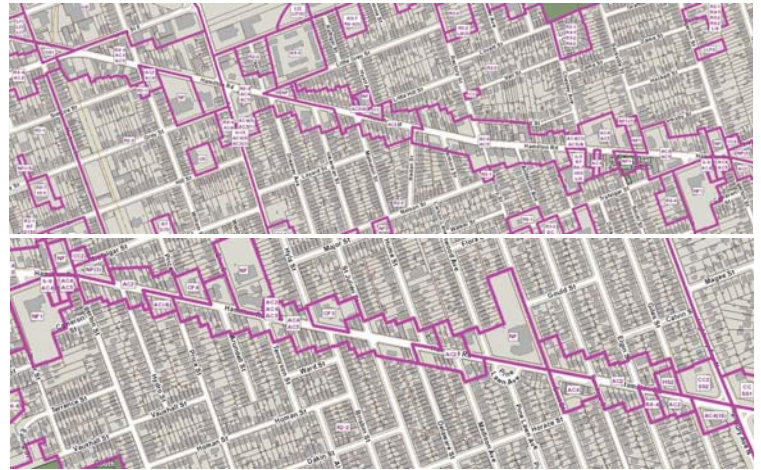




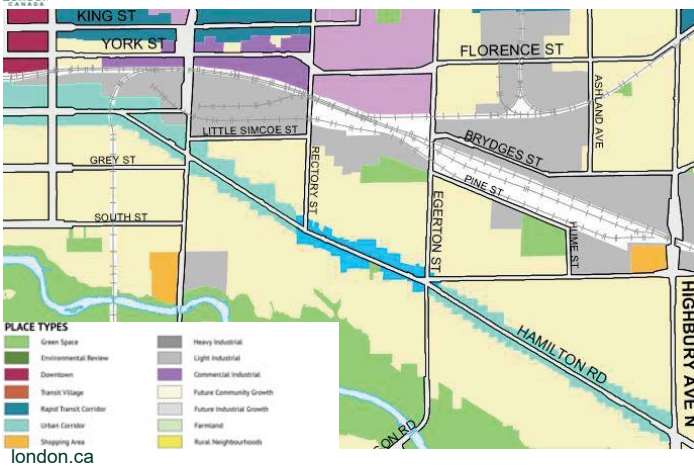
Item 4: Making it easier to join/combine properties



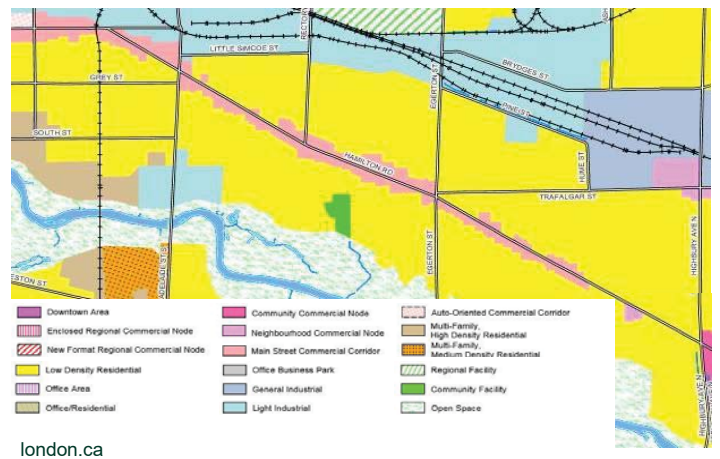
Existing Zoning



The London Plan



1989 Official Plan



Timeline and Next Steps

- Q1-4 2019 • Meetings with BIA
- Q2 2019 • Community Meeting #1: Introduce the study and gather ideas
- Q2-4 2019 • Stakeholder meetings and community engagement
- Q4 2019 • Community Information Meeting #2: Introduce draft amendments and get feedback
- Q4 2019 • Notice of Application + Public meetings circulated including draft amendments
- Jan 6 2020 • Public Meeting at Planning & Environment Committee (PEC) to consider amendments
- Jan 14 2020 • Council consider recommendation of PEC and makes decision

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Proposed Changes





What would change



- Area 1: BDC(_)H13
- Allow a wider range of commercial and residential uses
 - Need less parking
 - Buildings can be up to 4 storeys
- Area 3: Existing Zoning/BDC(_)H13
- No changes to what is allowed, unless joined with a property in Area 1

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What would change

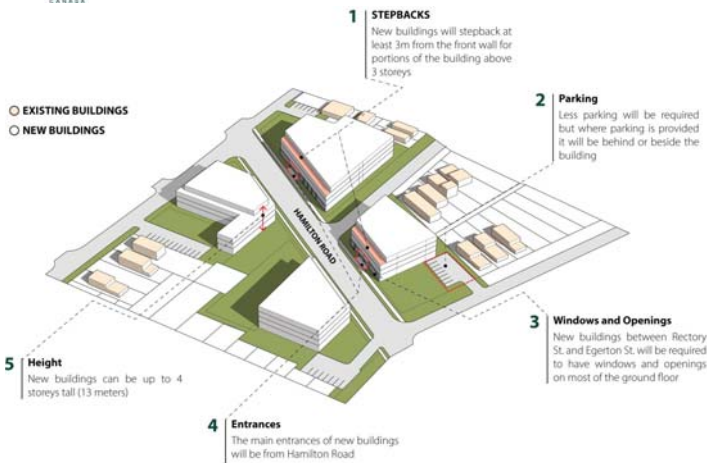


- Area 2: BDC(_)H13
- Allow a wider range of commercial and residential uses
 - Need less parking
 - Buildings can be up to 4 storeys
 - Must have commercial/service uses on ground floor
- Area 4: Existing Zoning/BDC(_)H13
- No changes to what is allowed, unless joined with a property in Area 2

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How this could look



How would changes work



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Other Reviews Underway

Heritage Study

Archaeological Assessment

Review of Right of Way Width for Hamilton Road

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Recommendation

That, on the recommendation of the Managing Director, Planning and City Planner, the following actions be taken with respect to the application of the Corporation of the City of London relating to the properties located near the Hamilton Road Corridor, generally between Bathurst Street and Highbury Avenue, as identified in Appendix "A":

- The proposed by-law attached hereto as Appendix "B" **BE INTRODUCED** at the Municipal Council meeting on January 14, 2020 to amend the Official Plan (1989) to amend Chapter 10 to add a Specific Area Policy for the lands identified in Appendix "B";
- The proposed by-law attached hereto as Appendix "C" **BE INTRODUCED** at the Municipal Council meeting on January 14, 2020 to amend Zoning By-law No. Z.-1, in conformity with the Official Plan as amended in parts (a) and (c), to change the zoning of the properties identified in Appendix "C", **TO** the zoning as identified in Appendix "C";
- The proposed by-law attached hereto as "Appendix "D" **BE INTRODUCED** at a future Municipal Council meeting to amend the Official Plan, 2016, The London Plan at such time as Map 1 and Map 7 are in full force and effect by **ADDING** a Specific Policy Area to the Neighbourhood Place Type and to Map 7 – Specific Policy Areas.

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Proposed Changes



Response of LACH Working Group to Item 5.4 on the Nov 13th 2019 Agenda regarding the Heritage Impact Statement (Golder Associates May 13th, 2019) for 556 Wellington St

LACH does not agree with or support the findings of the HIA for the following reasons:

HCD Guidelines for West Woodfield (WWHCDP) state: ‘a new building should be sensitive to and compatible with the existing cultural heritage landscape through attention to height, built form, setback, massing, materials and other architectural elements’.

It is considered that none of these criteria have been met.

Height: WWHCDP states that the ‘City Hall Precinct’ (which includes the lands of 556 Wellington St) consider new development to be of 3 storeys adjacent to Wolfe St and Princess Ave and 8-10 facing Dufferin and Wellington. The majority of the surrounding buildings are of 2 storeys.

Built Form: Table 3 of the HIA ‘Assessment Direct and Indirect’ admits that this development will be a ‘significant alteration to the existing character of the HCD’ but saying that setbacks align to streets and that the podium is in scale. This committee believes that the whole building is not in scale with a huge massing and height that bear no relation to the surroundings.

Setback: The setback may be compatible with (or slightly larger than) the much smaller residential properties adjacent but are meaningless for a property of this huge size and height. It is at a ‘zero lot line’.

Massing: LACH considers that in Table 4 of the HIA “Design Guidelines’ the guideline to ‘match setback, footprint, and massing patterns to the immediately adjacent neighbours’ has not in any way been met – the scale of the main building is 50 x 70m and the height of 18 storeys which does not accord at all with the residential buildings of the HCD.

The ‘stepbacks’ of the building which are intended to accord with neighbouring properties are not sufficient to bring the proposed development into compatibility with nearby buildings. In addition the ‘stepbacks’ have far less use for a building that overlooks a public space – Victoria Park - where the views are much longer, creating significant visual impact for it. The building’s massing cannot be considered just from street level but from surrounding properties, including Victoria Park.

The podium has been designed to fit in with the height of the surrounding streetscape but it is part of the appearance of a very large, bulky and dominant building. In particular this building will be eminently visible from a distance, that is from Victoria Park, which will negate the desired effect of the podium.

The parking garage is expected to be ‘screened’ – but a 5 storey height is going to require very large trees, hedges and very tall fences. The shadow impact statement demonstrates that shadows will fall considerably on the neighbouring buildings. It is noted that there is no Winter Solstice study included.

The large footprint is that of a very substantial monolith and ancillary buildings of such a scale that will overlook, dominate and overwhelm the surroundings. The massing is bulky, crowded and not consistent with the residential character of the HCD. In addition no attempt has been to transition the building into the surrounding built heritage landscape. The stepbacks do not achieve this.

Materials: It is noted in the HIA that the building 'uses materials similar to those found throughout the HCD'. The WWHCDP states that new residential buildings should 'use materials and colours that represent the texture and palette' of the neighbourhood. The HIA states that building cladding material is not common in the HCD but is found on 'several large buildings close to the property including London City Hall, Centennial Hall, Central Secondary School and Centennial Towers'. LACH notes that these are not appropriate comparators, as they do not reflect the predominant building materials throughout the HCD, nor do they reflect the heritage character of the HCD.

Other architectural elements: No 'traditional details' of the heritage houses surrounding have been, or could be, incorporated into a project of this scale and massing. The application of a narrow 'decorative cornice' on part of the second and fifth storey fails to achieve this.

THE HIA Table 4 also states that the development is compatible with WWHCDP design guidelines which state that the 'size, shape, proportion and placement of windows and doors should reflect common building patterns and styles of other buildings in the immediate area'. This HIA notes that the window size, shape and placement is consistent with that of Centennial Hall. Once again this is not an appropriate comparator and does not reflect the predominant style and heritage character of the HCD.

The WWHCDP further comments on 'visual setting (including significant views or vistas to or from a protected heritage property)'. And the *London Plan* speaks of protecting cultural heritage and includes 'public spaces and landscapes as well as buildings'. It is notable that the views from Victoria Park in particular will be impacted by this development as well as the adjacent properties on Wolfe St.

The statement did not adequately address the impact on Victoria Park and its heritage attributes – the development has potential to impact significant archeological resources of this historic City park.

It is also to be noted that a *Victoria Park Secondary Plan* is about to be implemented and this has included substantial city-wide input.

The LACH considers the conservation of the heritage character of the West Woodfield Heritage Conservation District to be fundamental to good land use planning for this site.



Heritage Alteration Permit 430 Dufferin Avenue, West Woodfield HCD

London Advisory Committee on Heritage
Wednesday December 11, 2019

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430 Dufferin Avenue



- Part IV: By-law No. L.S.P.-3251-30 (1995)
- West Woodfield HCD (2008)
- B-rated
- Built c.1875
- Two-storey, four-bay, vernacular "Townhouse"



430 Dufferin Avenue



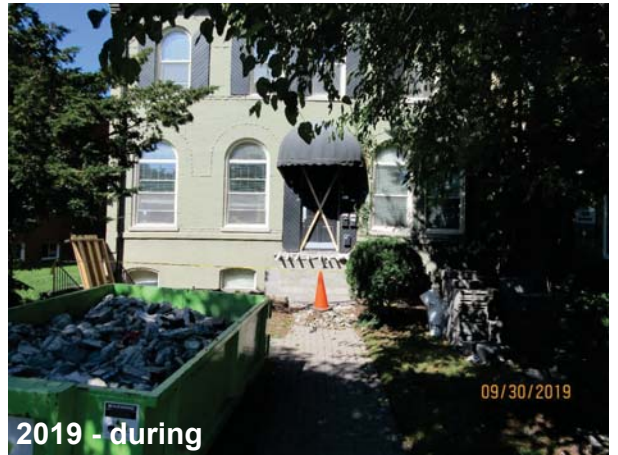
1995



2019 - before



430 Dufferin Avenue



2019 - during



Heritage Alteration Permit

- Retroactive approval for removal of the former concrete stoop and railings and its replacement.



Analysis

- Porch removed and replaced, requiring HAP approval
- No alteration to size, height, dimension of concrete base or steps
- Railings/guard replaced with custom metal railings to match former railings/guards but comply with Ontario Building Code heights



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430 Dufferin Avenue



2019 - after



2019 - after



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Recommendation

That, on the recommendation of the Managing Director, City Planning & City Planner, with the advice of the Heritage Planner, the application under Section 42 of the *Ontario Heritage Act* seeking retroactive approval for alterations to porch of the property 430 Dufferin Avenue, within the West Woodfield Heritage Conservation District, **BE PERMITTED.**



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430 Dufferin Avenue



2019 - before



2019 - after



Demolition Request for Dwelling on Heritage Listed Property at 2325 Sunningdale Road East

London Advisory Committee on Heritage
Wednesday December 11, 2019

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2325 Sunningdale Road East



- 99 acres
- Former London Township, annexed in 1993
- Heritage listed property
- Lafarge Canada Inc.



Dwelling



- 1 1/2 storey
- Buff brick
- Gable roof
- Entry from enclosed vestibule
- Angelstone
- Interior alterations
- Unoccupied since c.2018



Property Ownership

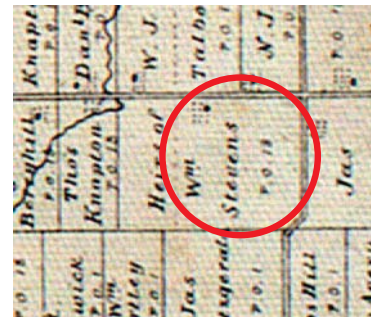
- 1828: Grant to King's College
- 1863: William Stephens (*Tremaine, Illustrated Atlas*) (census)
- 1909: William Stone
- 1913: Lafayette Quinn
- 1918: Walter B. Haskett
- 1921: James Lee
- 1925: William Marcus Talbot
- 1967: J.F Marshall and Sons Ltd.
- 1979: Standard Industries Ltd.



Tremaine (1863)



Illustrated Historical Atlas (1878)





Aerial Photographs

1967



1993



Demolition Request

- Received: November 25, 2019
- 60-day Review Period: January 24, 2020
- Heritage Impact Assessment



O. Reg. 9/06

- Physical or design value:
 - Is a rare, unique, representative or early example of a style, type, expression, material or construction method;
 - Displays a high degree of craftsmanship or artistic merit; or,
 - Demonstrates a high degree of technical or scientific achievement.
- Historical or associative value:
 - Has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community;
 - Yields, or has the potential to yield, information that contributes to an understanding of a community or culture; or,
 - Demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.
- Contextual value:
 - Is important in defining, maintaining or supporting the character of an area;
 - Is physically, functionally, visually or historically linked to its surroundings; or,
 - Is a landmark.



Physical or Design Value

Cultural Heritage Value	Criteria	Evaluation	Meets Criteria?
The property has design value or physical value because it,	Is a rare, unique, representative or early example of a style, type, expression, material, or construction method	"The house is described as a Georgian farmhouse in the Register, however the alterations to the house, in particular the irreversible covering of a large portion of the main façade, has removed its ability to be an exceptional representative of this type of architecture. There are 102 properties on the Register of Cultural Heritage Resources listed as being of a Georgian architectural style; 51 of which are described as 'Georgian'. There is one (1) designated Georgian building under Part IV of the OHA and two (2) designated under Part V of the OHA.	✗
	Displays a high degree of craftsmanship or artistic merit	"The existing dwelling does not appear to demonstrate a high degree of craftsmanship or artistic merit."	✗
	Demonstrates a high degree of technical or scientific achievement	"The existing dwelling is not believed to demonstrate a high degree of technical or scientific achievement."	✗

Source: MHBC (2019), Heritage Impact Assessment, 2325 Sunningdale Road East, City of London, Ontario



Historical or Associative Value



Contextual Value

Cultural Heritage Value	Criteria	Evaluation	Meets Criteria?
The property has historical value or associative value because it,	Has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community	"The house is not directly associated with a theme, event, belief, person activity or organization or institution that is significant to the community."	✗
	Yields, or has the potential to yield, information that contributes to an understanding of a community or culture	"The house does not yield, or have potential to yield information that contributes to the understanding of a community or culture that is significant."	✗
	Demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community	"It does not demonstrate or reflect the work or ideas of an architect, artist, building, designer or theorist who is significant to a community; the building/architect is unknown."	✗

Source: MHBC (2019), Heritage Impact Assessment, 2325 Sunningdale Road East, City of London, Ontario

Cultural Heritage Value	Criteria	Evaluation	Meets Criteria?
The property has contextual value because it,	Is important in defining, maintaining, or supporting the character of an area	"The existing house is shown on the 1877 map with rows of trees to the east of the property perhaps to facilitate a wind break. The house continues to remain in-situ and there are remnants of the treed windbreak. However, its original context as an agricultural property has been altered by the aggregate extraction activities on the property...The house is not important in defining, maintaining or supporting the character of the area as land use of the property has altered its original purpose."	✗
	Is physically, functionally, visually, or historically linked to its surroundings	"Its original functionality has been, for the most part removed. It is no longer physically, functionally, visually linked to its surrounding area. It is historically linked to the original land patterns and roadways in its orientation and position, however, not in itself significant or unique to any other agricultural landscape in Ontario."	✗
	Is a landmark	"It is not a landmark"	✗

Source: MHBC (2019), Heritage Impact Assessment, 2325 Sunningdale Road East, City of London, Ontario



Consultation

- Mailed notice to property owners within 120m
- *The Londerer*
- City website
- ACO – London Region, London & Middlesex Historical Society, and Urban League



Recommendation

That, on the recommendation of the Managing Director, Planning & City Planning, with the advice of the Heritage Planner, with respect to the demolition request for the existing dwelling on the heritage listed property at 2325 Sunningdale Road East, that:

- a) The Chief Building Official **BE ADVISED** that Municipal Council consents to the demolition of the dwelling on this property, and;
- b) The property at 2325 Sunningdale Road East **BE REMOVED** from the Register of Cultural Heritage Resources.



Heritage Planners' Report to LACH: December 11, 2019

1. Heritage Alteration Permits processed under Delegated Authority By-law:
 - a) 870 Queens Avenue (OE HCD): porch
 - b) 125 King Street (DT HCD): window replacement and alteration
 - c) 345 Talbot Street (DT HCD): signage
 - d) 532 Dufferin Avenue (Part IV): detached accessory building
 - e) 145 Wortley Road (WV-OS HCD): awning
 - f) 280 St. James Street (BH HCD): masonry restoration
 - g) 424 Wellington Street (DT HCD): clock and signage lettering
 - h) 45 Ridout Street South (WV-OS HCD): porch alteration

2. Upcoming consultation regarding *Ontario Heritage Act* Regulations for Bill 108 Implementation

Upcoming Heritage Events

- Rotary Club of London South – Historic London Building in Pewter Christmas Ornaments – Blackfriars Bridge and the Normal School
- Victoria Christmas at Eldon House, December 1, 2019 – January 1, 2020.
www.eldonhouse.ca/product/victorian-christmas/. More Holiday events at Eldon House!
- New Year's Levee at Eldon House – January 1, 2020, 1:00-4:00pm
www.eldonhouse.ca/product/new-years-levee/
- SAVE THE DATE: ACO London Region & Heritage London Foundation Awards Gala – Thursday March 5, 2020 at Museum London