

London Advisory Committee on Heritage

Report

The 4th Meeting of the London Advisory Committee on Heritage
March 11, 2020
Committee Rooms #1 and #2

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

ABSENT: J. Dent

ALSO PRESENT: L. Dent, K. Gonyou, M. Greguol and L. Jones

The meeting was called to order at 5:33 PM.

1. Call to Order

1.1 Disclosures of Pecuniary Interest

S. Bergman discloses a pecuniary interest in Item 3.3 of the 4th Report of the London Advisory Committee on Heritage, having to do with a Notice of Planning Application - Zoning By-law Amendment - 1146-1156 Byron Baseline Road, by indicating that her employer is involved in this matter.

L. Jones discloses a pecuniary interest in Item 3.3 of the 4th Report of the London Advisory Committee on Heritage, having to do with a Notice of Planning Application - Zoning By-law Amendment - 1146-1156 Byron Baseline Road, by indicating that her employer is involved in this matter.

2. Scheduled Items

2.1 Proposal to Host the 2022 Ontario Heritage Conference

That the Proposal to Host the 2022 Ontario Heritage Conference, as appended to the agenda, BE ENDORSED by the London Advisory Committee on Heritage; it being noted that a verbal delegation by W. Kinghorn, with respect to this matter, was received.

3. Consent

3.1 3rd Report of the London Advisory Committee on Heritage

That it BE NOTED that the 3rd Report of the London Advisory Committee on Heritage, from its meeting held on February 12, 2020, was received.

3.2 Notice of Planning Application - Official Plan Amendment - London Plan Housekeeping Amendment

That it BE NOTED that the Notice of Planning Application, dated February 19, 2020, from J. Lee, Planner I, with respect to an Official Plan Amendment related to a London Plan Housekeeping Amendment, was received.

3.3 Notice of Planning Application - Zoning By-law Amendment - 1146-1156 Byron Baseline Road

That the following actions be taken with respect to the Notice of Planning Application, dated February 12, 2020, from C. Lowery, Planner II, related

to a Zoning By-law Amendment with respect to the properties located at 1146-1156 Byron Baseline Road:

a) the Civic Administration BE ADVISED that the London Advisory Committee on Heritage (LACH) is satisfied with the research, assessment and conclusions of the Heritage Impact Assessment (HIA) included with the above-noted Notice of Planning Application, and is satisfied that the proposed development will not have an adverse impact on adjacent cultural heritage resources; it being noted that the LACH supports the recommended mitigation measures outlined in the HIA; and,

b) the possibility of designating the property located at 1158 Byron Baseline Road, under Part IV of the Ontario Heritage Act, BE REFERRED to the Stewardship Sub-Committee for review.

3.4 Notice of Planning Application - London Plan and Zoning By-law Amendments - City-Wide - Implementing Additional Residential Unit Requirements of the Planning Act

That the following actions be taken with respect to the Notice of Planning Application, dated March 5, 2020, from C. Parker, Senior Planner, related to London Plan and Zoning By-law Amendments with respect to implementing additional residential unit requirements of the Planning Act city-wide:

a) the above-noted Notice of Planning Application BE REFERRED to the Policy and Planning Sub-Committee for review; and,

b) C. Parker, Senior Planner, BE INVITED to the Policy and Planning Sub-Committee meeting, when this matter is discussed, and to the following London Advisory Committee on Heritage meeting to provide further information and respond to questions.

4. Sub-Committees and Working Groups

None.

5. Items for Discussion

5.1 Heritage Alteration Permit Application by the City of London at 723 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 a proposed park on the property located at 723 Lorne Avenue, located within the Old East Heritage Conservation District, BE PERMITTED with the following terms and conditions:

- the Heritage Planner be consulted on the restoration and installation details for the original school bell and aluminium lettering prior to installation;
- the London Advisory Committee on Heritage (LACH) be consulted on the cultural heritage interpretive sign to commemorate the former Lorne Avenue Public School prior to its production and installation; and,
- consideration be given to including more plant species identified in Table 5.1 of the Old East Heritage Conservation District Conservation Guidelines, as appended to the staff report dated March 11, 2020, in the planting plan for the Lorne Avenue Park;

it being noted that the LACH strongly recommends the use of decorative metal fencing along the south end of Lorne Avenue Park;

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

5.2 Demolition Request for Heritage Listed Properties at 74 Wellington Road and 78 Wellington Road

That, on the recommendation of the Director, Planning and City Planner, with the advice of the Heritage Planner, the properties located at 74 Wellington Road and 78 Wellington Road BE REMOVED from the Register of Cultural Heritage Resources; it being noted that the attached presentation from K. Gonyou, Heritage Planner, was received with respect to this matter.

5.3 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.

6. Adjournment

The meeting adjourned at 6:48 PM.



Heritage Alteration Permit application at 723 Lorne Avenue, Lorne Avenue Park

London Advisory Committee on Heritage
March 11, 2020

london.ca



723 Lorne Avenue



- Old East HCD
- Lorne Avenue Public School (1875-2016)
- School building demolished (2018)
- Consultation and planning for future Lorne Avenue Park



Demolition (2018)



- LACH Consultation (August 9, 2017)
- PEC (August 28, 2017)
- Direction: school bell, lettering



Salvaged Elements

Original School Bell

Aluminum Lettering





Community Engagement

- November 2018: Design Charette
- February 2019: Open House
- March 2019: Day Camp Consultation
- Consultation with Old East Village Community Association, Old East Village Business Association, Lions Club, Rotary Club, London Advisory Committee on Heritage



LACH Engagement

LACH Meeting on November 13, 2019:

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 be implemented into the above-noted project; it being noted that the presentation appended to the 11th Report of the London Advisory Committee on Heritage from J. Michaud, Landscape Architect, with respect to the matter, was received;



Concept Plan for Park

- Play Area
- Sensory Garden
- Central Plaza
- Community Stage
- Passive Use Areas
- Rain Garden
- "Eco-Lawn"
- Insect Hotel
- Trees
- Site Furniture
- Lighting
- "Front Porches"
- Multi-use Court
- Painted Playground games
- School Bell
- School Lettering
- Cultural Heritage Interpretive Sign





Front Entry @ Lorne and English

"One summer night, in the midst of a violent thunderstorm, aroused by a piercing, shattering bolt of lightning, it shuddered, clanged, and spoke no more..."

Principal W.D.E Matthews, 1955



Front Entry @ Lorne and English

"One summer night, in the midst of a violent thunderstorm, aroused by a piercing, shattering bolt of lightning, it shuddered, clanged, and spoke no more..."

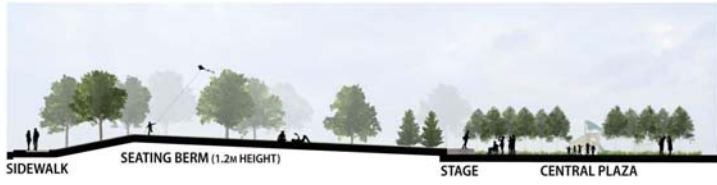
Principal W.D.E Matthews, 1955



Central Plaza

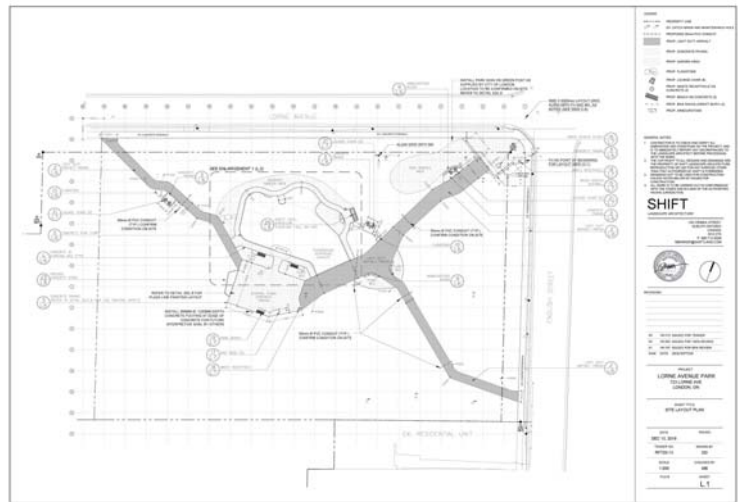
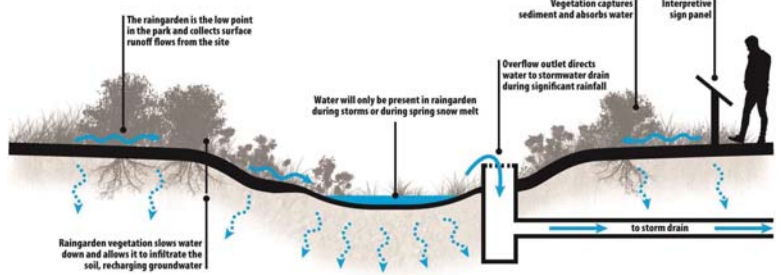


Front Porches on English Street

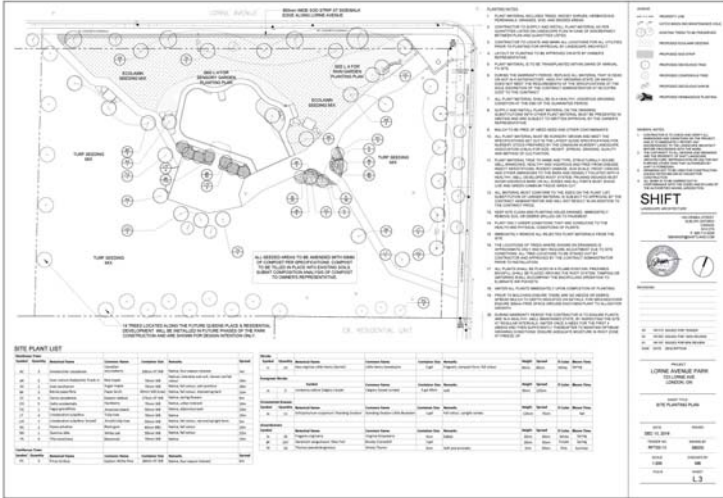


Section @ Berm

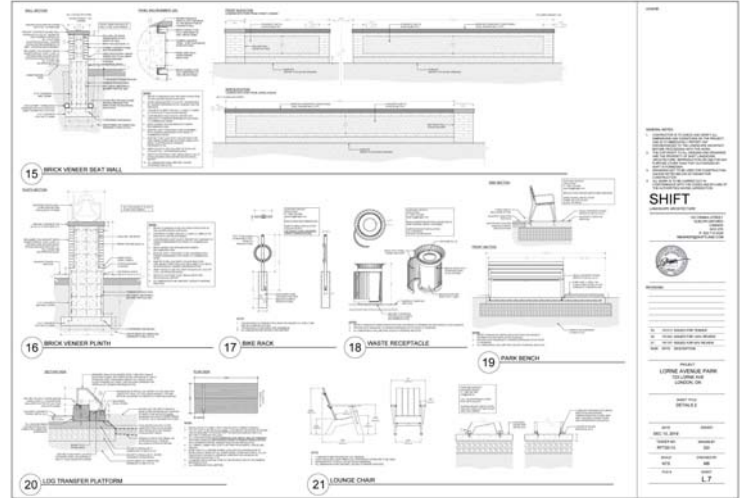
Rain Garden



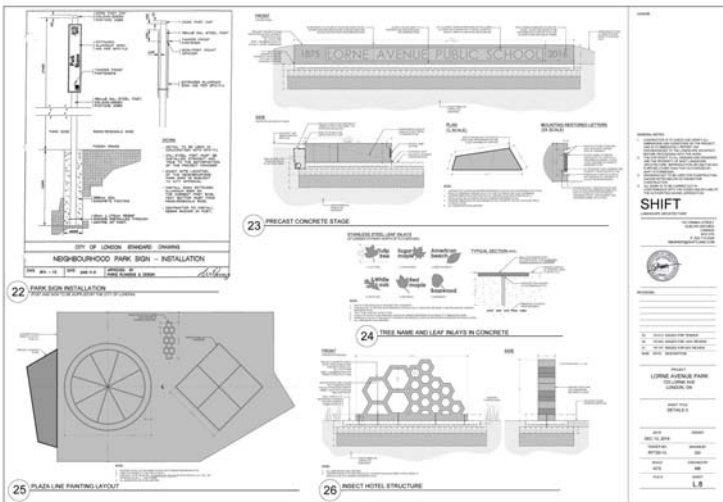
Site Layout Plan



Site Planting Plan



Details: Brick Plinth for Bell, Site Furniture, etc.



Details: Stage with School Lettering, etc.



Ontario Heritage Act

Section 42 of the *Ontario Heritage Act* requires that a property owner not alter, or permit the alteration of, the property without obtaining Heritage Alteration permit approval. The *Ontario Heritage Act* enables Municipal Council to give the applicant of a Heritage Alteration Permit:

- The permit applied for;
- Notice that the Council is refusing the application for the permit; or,
- The permit applied for, with terms and conditions attached. Section 42(4), *Ontario Heritage Act*.



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 a proposed park on the property at 723 Lorne Avenue, located within the Old East Heritage Conservation District, **BE PERMITTED** with the following terms and conditions:

- a) That the Heritage Planner be consulted on the restoration and installation details for the original school bell and aluminium lettering prior to installation;
- b) The LACH be consulted on the cultural heritage interpretive sign to commemorate the former Lorne Avenue Public School prior to its production and installation; and,
- c) Consideration be given to including more plant species identified in Table 5.1 of the *Old East Heritage Conservation District Conservation Guidelines* in the planting plan for the Lorne Avenue Park.





Demolition Request for Heritage Listed Properties at 74 Wellington Road & 78 Wellington Road

London Advisory Committee on Heritage
Wednesday March 11, 2020

london.ca



74 Wellington Road & 78 Wellington Road



74 Wellington Road



- Built 1940-1941
- Single-storey
- Vernacular
- Added to Register from CHSR (Rapid Transit, March 26, 2017)
- Evaluated in "Wellington 35" Group CHER in TPAP



CHER 74 Wellington Road

City of London
35 Properties, Wellington Road, London, Ontario
London (Bus Rapid Transit) - Transit Project Assessment Process

5.4.5 Cultural Heritage Evaluation – Ontario Regulation 9/06

Criteria	Criteria	Meets Criteria (Yes/No)	Rationale
1) The property has design or physical value because it:	i) Is a rare, unique, representative or early example of a style, type, or expression, material, or construction method.	No	The building at 74 Wellington Road is vernacular in design and form. Although the building includes a relatively unusual exterior, the building's exterior has been modified and is not a rare, unique, representative, or early example of a style, type, or expression, material, or construction method. Therefore, it does not meet this criterion.
	ii) Displays a high degree of craftsmanship or artistic merit.	No	The building includes some artistic features including a set of windows with stained glass inserts. However, although an artistic element incorporated into the dwelling, the building does not display a high degree of craftsmanship or artistic merit. Therefore, it does not meet this criterion.
	iii) Demonstrates a high degree of technical or scientific achievement.	No	No evidence was found to suggest that the building demonstrates a high degree of technical merit or scientific achievement. Its construction appears to be typical of other residential buildings of its era. Therefore, it does not meet this criterion.
2) The property has historic or associative value because it:	i) Has direct associations with a theme, event, belief, person, activity, organisation, or institution that is significant to a community.	No	No information was found to suggest that any previous tenants or landowners were significant in the area. Significant associations were not determined. Therefore, the property does not meet this criterion.



CHER 74 Wellington Road

City of London
35 Properties, Wellington Road, London, Ontario
London Bus Rapid Transit – Transit Project Assessment Process

Criteria	Criteria	Meets Criteria (Yes/No)	Rationale
	i) Yields, or has the potential to yield information that contributes to the understanding of a community or culture.	No	The building does not yield any information that contributes to an understanding of the community or its culture.
	ii) Demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to the community.	No	No evidence was found related to the architect, builder, or designer of the building. No significant associations with an architect, artist, builder, designer, or theorist were determined. Therefore, the property does not meet this criterion.
3) The property has contextual value because it:	i) Is important in defining, maintaining, or supporting the character of an area	No	While consistent with the general character of this residential area, the property is one of many relatively modest residential buildings of varied styles in this area. It is not important in defining, maintaining, or supporting the area's character.
	ii) Is physically, functionally, visually or historically linked to its surroundings	No	The property is one of many mid-twentieth-century houses of varied styles that comprise this area along Wellington Road. It is not physically, functionally, visually, or historically linked to its surroundings. Therefore, it does not meet this criterion.
	iii) Is a landmark	No	No evidence could be found to suggest that this building is a landmark in the area.



78 Wellington Road



- Built 1948
- Single-storey
- Vernacular
- Added to Register from CHSR (Rapid Transit, March 26, 2017)
- Evaluated in “Wellington 35” Group CHER in TPAP



CHER 78 Wellington Road

City of London
35 Properties, Wellington Road, London, Ontario
London Bus Rapid Transit – Transit Project Assessment Process

5.5.5 Cultural Heritage Evaluation – Ontario Regulation 9/06

Criteria	Criteria	Meets Criteria (Yes/No)	Rationale
1) The property has design or physical value because it:	i) Is a rare, unique, representative or early example of a style, type, or expression, material, or construction method.	No	The building at 78 Wellington Road is vernacular in design and form. The building's exterior has been modified with a late-20th century siding application, and the building is not a rare, unique, representative, or early example of a style, type, or expression, material, or construction method. Therefore, it does not meet this criterion.
	ii) Displays a high degree of craftsmanship or artistic merit.	No	The building does not appear to display any artistic merit or degree of craftsmanship above the usual standards for the period. Therefore, it does not meet this criterion.
	iii) Demonstrates a high degree of technical or scientific achievement.	No	No evidence was found to suggest that the building demonstrates a high degree of technical merit or scientific achievement. Its construction appears to be typical of other residential buildings of its era. Therefore, it does not meet this criterion.
2) The property has historic or associative value because it:	i) Has direct associations with a theme, event, belief, person, activity, organisation, or institution that is significant to a community.	No	No information was found to suggest that any previous tenants or landowners were significant in the area. Significant associations were not determined. Therefore, the property does not meet this criterion.



CHER 78 Wellington Road

City of London
35 Properties, Wellington Road, London, Ontario
London Bus Rapid Transit – Transit Project Assessment Process

Criteria	Criteria	Meets Criteria (Yes/No)	Rationale
	i) Yields, or has the potential to yield information that contributes to the understanding of a community or culture.	No	The building does not yield any information that contributes to an understanding of the community or its culture.
	ii) Demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to the community.	No	No evidence was found related to the architect, builder, or designer of the building. No significant associations with an architect, artist, builder, designer, or theorist were determined. Therefore, the property does not meet this criterion.
3) The property has contextual value because it:	i) Is important in defining, maintaining, or supporting the character of an area	No	While consistent with the general character of this residential area, the property is one of many relatively modest residential buildings of varied styles in this area. It is not important in defining, maintaining, or supporting the area's character.
	ii) Is physically, functionally, visually or historically linked to its surroundings	No	The property at 78 Wellington Road was developed in the mid-20th century, consistent with its surroundings. Further, the property is one several residential properties built in varying styles and forms along the east side of Wellington Road. The property is not physically, functionally, visually, or historically linked to its surroundings. Therefore, it does not meet this criterion.
	iii) Is a landmark	No	No evidence could be found to suggest that this building is a landmark in the area.



Previous Consultation

Cultural Heritage Screening Report (CHSR) (WSP, final February 2019)

- Stewardship Sub-Committee: February 28, 2018
- LACH: March 14, 2018

“Wellington 35” Group CHER (AECOM, February 2019)

- Stewardship Sub-Committee: January 30, 2019
- LACH: February 13, 2019



Recommendation

That, on the recommendation of the Director, Planning & City Planner, with the advice of the Heritage Planner, that the properties at 74 Wellington Road and 78 Wellington Road **BE REMOVED** from the Register of Cultural Heritage Resources.

Heritage Planners' Report to LACH: March 11, 2020

1. Heritage Alteration Permits processed under Delegated Authority By-law:
 - a) 100 Albion Street (B/P HCD): window, door, porch alterations
 - b) 333 Dufferin Avenue (WW HCD): signage
 - c) 338 St. James Street (BH HCD): roofline alterations to side elevation
 - d) 25 Empress Avenue (B/P HCD): finial replication
 - e) 115 Dundas Street (DTHCD): façade alterations (re-tile)
 - f) 41 Empress Avenue (B/P HCD): rear addition, porch alterations, siding alteration
 - g) 391 South Street – (Part IV): alterations to Colborne Building (adaptive reuse)

2. London Endowment for Heritage – accepting applications for heritage conservation projects until April 7, 2020. More information: www.lcf.on.ca/london-endowment-for-heritage
 - a) Ad-Hoc Allocation Committee – Thursday April 23, 2020, noon (lunch provided) at London Community Foundation Boardroom, Covent Garden Market (130 King Street)

Upcoming Heritage Events

- London & Middlesex Historical Society – Wednesdays, 7:30pm at the Old Courthouse (399 Ridout Street North, second floor)
 - March 18: A Tale of Two Theatres, Arthur McClelland
 - April 15: Farmerettes, Bonnie Sitter
- Arthur Ford Public School Heritage Fair on Tuesday April 14, 2020
 - Heritage Presentations needed. Contact Kerby Waud
- ACO London Region Annual General Meeting on Wednesday April 22, 2020 at 7:00pm at Idylewyld Inn (36 Grand Avenue)
- London Region Heritage Fair on Wednesday April 29, 2020 at Fanshawe Pioneer Village (1424 Clarke Road) 9:30-3:00
 - Judges needed. Contact Kerby Waud