

London Advisory Committee on Heritage

Report

The 5th Meeting of the London Advisory Committee on Heritage
August 12, 2020
Committee Room #5

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

ABSENT: L. Fischer

ALSO PRESENT: A. Armistead, L. Dent, K. Gonyou, M. Greguol, L. Jones, M. Schulthess and M. Sundercock

The meeting was called to order at 5:30 PM; it being noted that the following Members were in remote attendance: S. Bergman, M. Bloxam, J. Dent, S. Gibson, S. Jory, J. Manness, E. Rath, K. Waud and M. Whalley.

1. Call to Order

1.1 Disclosures of Pecuniary Interest

That it BE NOTED that no pecuniary interests were disclosed.

2. Scheduled Items

None.

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 11, 2020, was received.

3.2 Notice of Planning Application - Zoning By-law Amendment - 124 Colborne Street and Other Properties

That it BE NOTED that the Notice of Planning Application, dated July 15, 2020, from C. Lowery, Planner II, with respect to a Zoning By-law Amendment for the property located at 124 Colborne Street, was received.

3.3 Notice of Planning Application - Official Plan Amendment - Old Victoria Hospital Lands Secondary Plan Area

That it BE NOTED that the Notice of Planning Application, dated July 15, 2020, from C. Lowery, Planner II, with respect to an Official Plan Amendment for the Old Victoria Hospital Lands Secondary Plan Area, was received.

3.4 Notice of Planning Application - Official Plan Amendment - Protected Major Transit Station Areas

That it BE NOTED that the Notice of Planning Application, dated May 28, 2020, from J. Lee, Planner I, with respect to an Official Plan Amendment for the Protected Major Transit Station Areas (PMTSAs), was received.

3.5 Notice of Planning Application - Official Plan and Zoning By-law Amendments - 1153-1155 Dundas Street

That the following actions be taken with respect to the Notice of Planning Application, dated May 19, 2020, from L. Davies Snyder, Planner II, related to Official Plan and Zoning By-law Amendments with respect to the properties located at 1153-1155 Dundas Street:

- a) L. Davies Snyder, Planner II, BE ADVISED that the London Advisory Committee on Heritage (LACH) is in support of the preliminary research and findings of the Heritage Impact Assessment, dated March 16, 2020, from Zelinka Priamo Ltd.; it being noted that the LACH believes the smokestacks on the property to be a significant heritage attribute and supports incorporation and retention of the structure in the adaptive reuse of this heritage listed property; and,
- b) the above-noted Notice of Application BE RECEIVED.

3.6 Implementing Additional Residential Units Requirements of the Planning Act (Bill 108) - Information Report

That the following actions be taken with respect to the staff report dated July 13, 2020, with respect to Implementing Additional Residential Units Requirements of the Planning Act (Bill 108):

- a) the Heritage Planners BE REQUESTED to review existing Heritage Conservation District plans and applicable planning policies to identify how additional residential units are addressed and report back at a future meeting of the London Advisory Committee on Heritage; and,
- b) the above-noted report BE RECEIVED.

4. Sub-Committees and Working Groups

None.

5. Items for Discussion

5.1 Demolition Request for Heritage Designated Property at 120 York Street by Farhi Holdings Corporation

That, on the recommendation of the Director, Development Services, with the advice of the Heritage Planner, the following actions be taken with respect to the request to demolish the building on the heritage designated property at 120 York Street, within the Downtown Heritage Conservation District:

- a) the above-noted request for demolition BE PERMITTED;
- b) the Chief Building Official BE ADVISED of Municipal Council's intention in this matter;
- c) the applicant BE REQUIRED to obtain final Site Plan Approval for the property; and,
- d) the Heritage Planner BE REQUESTED to confirm and implement the appropriate mitigation measures with the property's owner and heritage consultant, in writing, in advance of the demolition of the building located at 120 York Street, in order to protect the adjacent heritage designated properties;

it being noted that the London Advisory Committee on Heritage does not believe that surface parking supports the heritage character of the Downtown Heritage Conservation District.

5.2 Heritage Alteration Permit Application by S. MacLeod at 59 Wortley Road - Wortley Village-Old South Heritage Conservation District

That the staff report, dated August 12, 2020, with respect to a Heritage Alteration Permit Application by S. MacLeod, for the property located at 59 Wortley Road in the Wortley Village-Old South Heritage Conservation District, BE DEFERRED to a future meeting of the London Advisory Committee on Heritage.

5.3 Heritage Alteration Permit Application by A. Schneider at 70 Rogers Avenue - 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 retroactive approval and approval for alterations to the property located at 70 Rogers Avenue, within the Blackfriars/Petersville Heritage Conservation District, BE PERMITTED with the following terms and conditions:

- the window replacements occur within one year of Municipal Council's decision;
- the sash windows feature the applied mullion detail (simulated divided light) on the exterior of the windows to replicate the fenestration pattern of the original windows; and,
- the Heritage Alteration Permit be displayed in a location visible from the street until the work is completed.

5.4 Heritage Alteration Permit Application by B. Egan at 512 English Street

That, on the recommendation of the 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 proposed alterations to the property located at 512 English Street, within the Old East Heritage Conservation District, BE PERMITTED with the following terms and conditions:

- the voussoirs consist of salvaged buff brick that matches the brick of the dwelling;
- the space in between the two windows be clad with salvaged buff brick;
- the sills of the new window openings consist of matching materials consistent with the remaining window openings on the dwelling; and,
- the Heritage Alteration Permit be displayed in a location visible from the street until the work is completed.

5.5 Heritage Alteration Permit Application by J. Banninga and J. Williams at 784 Hellmuth Avenue - Bishop Hellmuth 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 property located at 784 Hellmuth Avenue, within the Bishop Hellmuth Heritage Conservation District, BE REFUSED; it being noted that the London Advisory Committee on Heritage encourages the applicant to engage with the Heritage Planners to identify a solution.

6. Adjournment

The meeting adjourned at 7:14 PM.