

## Report to Planning and Environment Committee

**To:** Chair and Members  
Planning & Environment Committee  
**From:** George Kotsifas P. Eng.,  
Managing Director, Development & Compliance Services and  
Chief Building Official  
**Subject:** 7<sup>th</sup> Report of the London Advisory Committee on Heritage  
183 and 197 Ann Street  
**Meeting on:** November 16, 2020

## Recommendation

That on the recommendation of the Director, Development Services, the following actions be taken with respect to the properties located at 183 Ann Street and 197 Ann Street:

a) pursuant to section 35.2 of the Council Procedure By-law, the resolution of the Municipal Council meeting held on October 27, 2020 regarding part a) of clause 4.1 of the 16th Report of the Planning and Environment Committee related to the 7th Report of the London Advisory Committee on Heritage regarding the properties known as 183 Ann Street and 197 Ann Street **BE RECONSIDERED** to change the date on which the Civic Administration is to report back on this matter from November 30, 2020 to a future meeting of the Planning and Environment Committee as the applicant is proposing to alter the building design resulting in the need for consideration by the Civic Administration in order to bring forward recommendations with respect to proposed amendments to the Official Plan and Zoning By-law. Part a) of clause 4.1 reads as follows:

“a) clause 4.1 c) and d) of the 7th Report of the LACH BE REFERRED to the Civic Administration to report to the November 30, 2020 Planning and Environment Committee meeting relating to the properties located at 197 Ann Street and 183 Ann Street; it being noted that clause 4.1 c) and d) read as follows:

"c) the resource known as 197 Ann Street BE DESIGNATED, pursuant to Part IV of the Ontario Heritage Act, based on the ~~attached~~ evaluation of the property including the Statement of Cultural Heritage Value or Interest; it being noted that the properties located at 175, 179, 183, and 197 Ann Street and 84 and 86 St. George Street have merged;

d) the resource known as 183 Ann Street BE DESIGNATED, pursuant to Part IV of the Ontario Heritage Act, based on the ~~attached~~ evaluation of the property including the Statement of Cultural Heritage Value or Interest; it being noted that the properties at 175, 179, 183, and 197 Ann Street and 84 and 86 St. George Street have merged;”

b) subject to the approval of a) above, the Civic Administration **BE DIRECTED** to report back on clause 4.1 c) and d) of the 7th Report of the London Advisory Committee on Heritage related to the properties located at 183 Ann Street and 197 Ann Street to a future meeting of the Planning and Environment Committee after the Civic Administration has had adequate time to review the submission of an altered building design by the applicant; it being noted that clause 4.1 c) and d) read as follows:

"c) the resource known as 197 Ann Street BE DESIGNATED, pursuant to Part IV of the Ontario Heritage Act, based on the ~~attached~~ evaluation of the property including the Statement of Cultural Heritage Value or Interest; it being noted that the properties located at 175, 179, 183, and 197 Ann Street and 84 and 86 St. George Street have merged;

d) the resource known as 183 Ann Street BE DESIGNATED, pursuant to Part IV of the Ontario Heritage Act, based on the attached evaluation of the property including the Statement of Cultural Heritage Value or Interest; it being noted that the properties at 175, 179, 183, and 197 Ann Street and 84 and 88 St. George Street have merged;”

## **Executive Summary**

### **Purpose and the Effect of Recommended Action**

The recommended action would change the date for consideration of the LACH request for designation of 183 and 197 Ann Street under the *Ontario Heritage Act* from November 30, 2020 to a future meeting of the Planning and Environment Committee, scheduled to coincide with the date of the Public Participation Meeting for the related Official Plan and Zoning By-law amendment applications. The purpose of the change would provide the Civic Administration time to receive and prepare recommendations and reports based on a revised building design and supporting documentation.

## **Background**

The 7<sup>th</sup> Report of the London Advisory Committee on Heritage (LACH), included on the October 19, 2020 Planning & Environment (PEC) agenda, recommended the designation of 183 Ann Street and 197 Ann Street under the Ontario Heritage Act (OHA). These properties, along with 84 – 86 St. George Street and 175 – 179 Ann Street, are also the subject of an application to amend the Official Plan and Zoning By-law (OZ-9127) to permit a 22 storey apartment building.

At the October 19<sup>th</sup> PEC meeting, the Applicant for the requested development appeared as a delegation and requested that consideration of the LACH's request for designation be deferred to the November 30, 2020 Planning and Environment Committee meeting. The intent was that the matter be considered on the same date as the anticipated public participation meeting held in accordance with the *Planning Act* for the requested Official Plan and Zoning By-law amendments. The deferral would also give the Heritage Planner time to prepare a report/recommendation regarding the LACH recommendation for designation.

The October 27, 2020 Municipal Council resolution regarding the LACH report referred the relevant portions of the LACH report back to the Civic Administration to report back on this matter at the November 30, 2020 PEC meeting.

The Applicant has since met with the Civic Administration and is proposing to change the requested building design to incorporate heritage elements. As a result, the Applicant will be submitting revised Official Plan and Zoning By-law applications, along with an updated Heritage Impact Assessment, Design Package and other supporting documents to the City. The Civic Administration will be circulating these revisions to commenting agencies, departments and the public and considering the comments received as part of preparing an analysis, report and recommendations to a future meeting of the PEC on the Official Plan and Zoning By-law amendment applications. As a result of the proposed changes to the requested development, a Public Participation Meeting will be held in conjunction with consideration of the revised Official Plan and Zoning By-law amendment applications.

The revised Heritage Impact Assessment will also be reviewed by the City's Heritage Planner and considered as part of a report and recommendation to the PEC regarding possible designation of the properties under the *Ontario Heritage Act*.

While heritage significance and the conservation of heritage features and possible designation under the *Ontario Heritage Act* should be considered on its own merits, the appropriate treatment of heritage features in this case is inextricably linked to the development proposal because a Bonus Zone is being requested. A Bonus Zone, if approved, would tie the developer through zoning to a very specific building design. It would be beneficial to maintain the previously understood intent of Municipal Council to

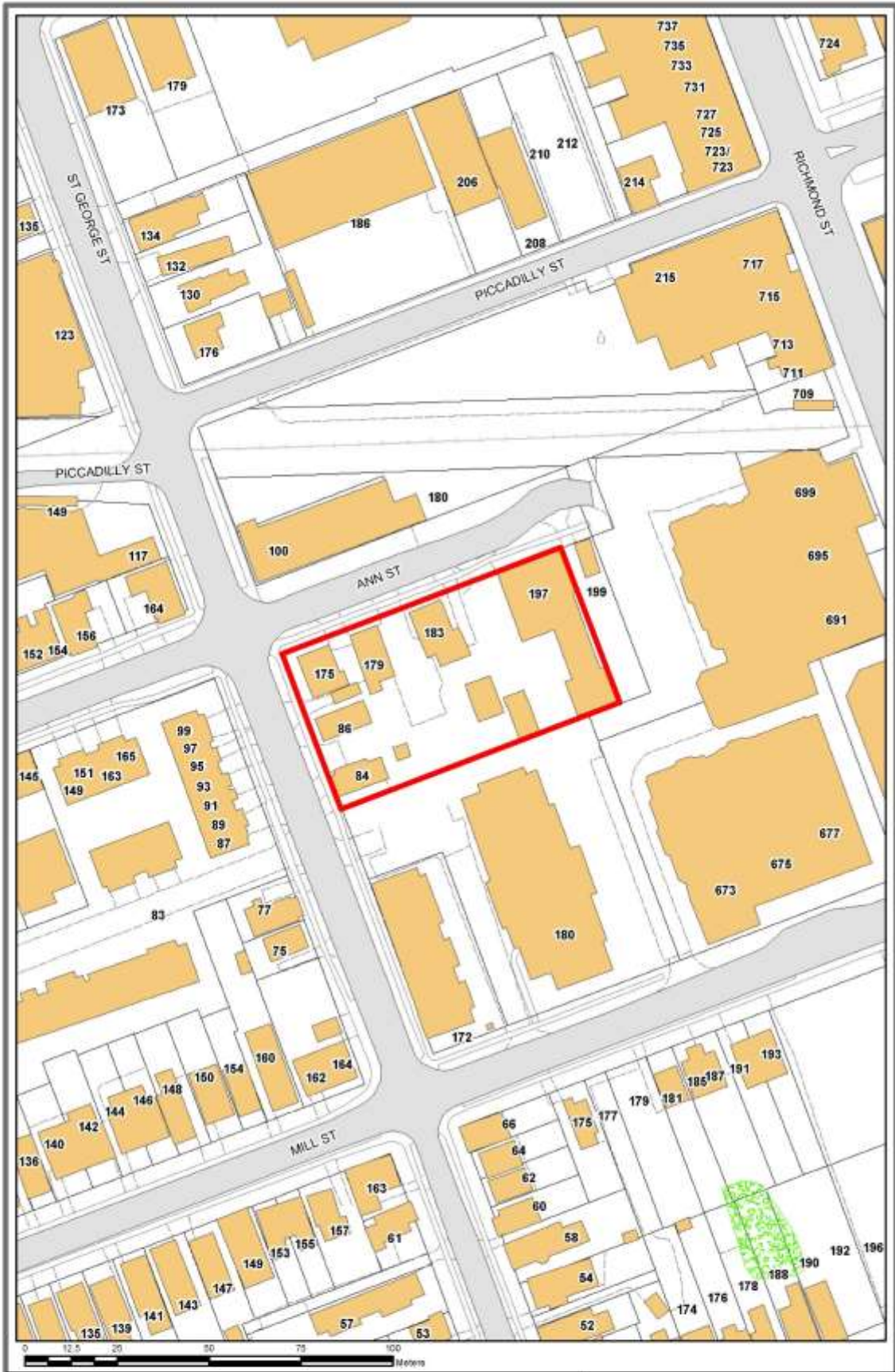
consider the staff report on possible heritage designation, and the staff report on the requested Official Plan and Zoning By-law amendment at the same PEC meeting.

The Civic Administration will need some time following receipt of revised application materials for the Official Plan and Zoning By-law amendment to review the submission and prepare both the heritage and planning reports and recommendations to PEC. The Civic Administration's ability to complete this work depends upon the date of resubmission and details contained in the revised materials. As a result, the Civic Administration is recommending the date on which the Civic Administration is to report back on this matter be changed from November 30, 2020 to a future meeting of the Planning and Environment Committee when a Public Participation Meeting will be held regarding the Official Plan and Zoning By-law amendment applications to receive further comments from the community.

<b>Prepared by:</b>	<b>Laura E. Dent, M.Arch, PhD, MCIP, RPP Heritage Planner, Development Services</b>
<b>Prepared by:</b>	<b>Barb Debbert Senior Planner, Development Services</b>
<b>Recommended by:</b>	<b>Paul Yeoman, RPP, PLE Director, Development Services</b>
<b>Submitted by:</b>	<b>George Kotsifas, P.ENG Managing Director, Development and Compliance Services and Chief building Official</b>
Note: The opinions contained herein are offered by a person or persons qualified to provide expert opinion. Further detail with respect to qualifications can be obtained from Development Services.	

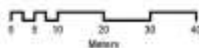
November 5, 2020

cc: Michael Tomazincic, MCIP, RPP, Manager, Current Planning



**LOCATION MAP**

Subject Site: 84 - 86 St. George Street and 175 - 197 Ann Street  
 File Number: OZ-9127  
 Planner: Barb Debbert  
 Created By: RC  
 Date: 10/02/2020



Corporation of the City of London  
 Prepared By: Planning and Development

Scale 1:1000

**Legend**

- Subject Site
- Buildings
- Driveways/ParkingLots
- Parking Lot Edges
- Draft Approved Subdivisions