

London Advisory Committee on Heritage

Report

The 2nd Meeting of the London Advisory Committee on Heritage
February 10, 2021
Advisory Committee Virtual Meeting - during the COVID-19 Emergency

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

ALSO PRESENT: G. Barrett, G. Dales, L. Dent, K. Gonyou, M. Greguol, M. Morris, C. Saunders, M. Schulthess, M. Sundercock and B. Westlake-Power

The meeting was called to order at 5:31 PM; it being noted that the following Members were in remote attendance: S. Bergman, M. Bloxam, J. Dent, D. Dudek, T. Jenkins, S. Jory, J. Manness, E. Rath, M. Rice, K. Waud and M. Whalley

1. Call to Order

1.1 Disclosures of Pecuniary Interest

L. Jones discloses a pecuniary interest in Item 2.1 of the 2nd Report of the London Advisory Committee on Heritage, having to do with a Demolition Request for the Heritage Designated Property located at 93-95 Dufferin Avenue by Old Oak Properties, by indicating that her employer was involved in a commemoration plan for the property.

2. Scheduled Items

2.1 Demolition Request for Heritage Designated Property located at 93-95 Dufferin Avenue by Old Oak Properties

That, on the recommendation of the Director, Development Services, the following actions be taken with respect to the application by Old Oak Properties relating to the property located at 93-95 Dufferin Avenue:

a) the request to demolish the buildings on the heritage designated property at 93-95 Dufferin Avenue, BE REFUSED for the following reasons:

i) the demolition runs contrary to the PPS-2020 and is inconsistent with policies of The London Plan;

ii) the property continues to demonstrate significant cultural heritage value;

iii) the condition of the building does not sufficiently warrant the demolition of this heritage designated property;

iv) the demolition will contribute to the continual loss of significant heritage buildings designed by Samuel Peters; and,

v) the demolition does not support previous commitments and confirm public expectations through an approved bonus zone that conserved the properties at 93-95 Dufferin Avenue;

b) the Chief Building Official BE ADVISED of Municipal Council's intention in this matter;

it being noted that a communication, dated November 4, 2020, from K. McKeating, Architectural Conservancy Ontario – London Region, and a verbal delegation from G. Priamo and H. Garrett, Zelinka Priamo Ltd., with respect to this matter, were received.

3. Consent

3.1 1st Report of the London Advisory Committee on Heritage

That it BE NOTED that the 1st Report of the London Advisory Committee on Heritage, from its meeting held on December 9, 2020, was received.

3.2 Municipal Council Resolution - 1st Report of the London Advisory Committee on Heritage

That it BE NOTED that the Municipal Council resolution, from its meeting held on January 12, 2021, with respect to the 1st Report of the London Advisory Committee on Heritage, was received.

3.3 Notice of Planning Application - Zoning By-law Amendment - 1634-1656 Hyde Park Road and Other Properties

That it BE NOTED that the Notice of Planning Application, dated January 27, 2021, from B. Debbert, Senior Planner, with respect to a Zoning By-law Amendment for the properties located at 1634-1656 Hyde Park Road and other properties, was received.

3.4 Wharncliffe Road South Improvements - 100 Stanley Street Update

That it BE NOTED that the staff report, dated February 10, 2021, from the Director, Roads and Transportation, with respect to an update on the Wharncliffe Road South Improvements - 100 Stanley Street, was received; it being noted that the London Advisory Committee on Heritage is satisfied with how this project is progressing.

3.5 2020 Heritage Planning Program

That it BE NOTED that the Memo, dated February 3, 2021, from the Heritage Planners, with respect to the 2020 Heritage Planning Program, was received.

3.6 Heritage Planners' Report

That it BE NOTED that the Heritage Planners' Report, dated February 10, 2021, from the Heritage Planners, 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 January 27, 2021, was received.

5. Items for Discussion

5.1 Heritage Alteration Permit Application for the property located at 330 St. James Street, Bishop Hellmuth Heritage Conservation District, by Philip Brown

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 retroactive approval for

alterations completed to the heritage designated property located at 330 St James Street, in the Bishop Hellmuth Heritage Conservation District, BE REFUSED;

it being noted that the alterations completed without Heritage Alteration Permit approval are contrary to the policies and guidelines of the Bishop Hellmuth Heritage Conservation District Plan and fail to conserve the heritage attributes of this heritage designated property;

it being further noted that a verbal delegation from P. Brown, with respect to this matter, was received.

5.2 Heritage Alteration Permit Application for the property located at 179 Dundas Street, Downtown Heritage Conservation District, by 2162538 Ontario Inc.

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 alterations to the heritage designated property located at 179 Dundas Street, in the Downtown Heritage Conservation District, BE APPROVED with the following terms and conditions:

- the storefront, including sign band, be re clad with smooth fiber cement board with a painted finish, as shown in the drawings included as Appendix C, as appended to the agenda; and,
- the Heritage Alteration Permit be displayed in a location visible from the street until the work is completed.

5.3 Request for Heritage Designation - 1424 Clarke Road - R. Boyd

That the communication from R. Boyd, as appended to the agenda, with respect to a request for Heritage Designation for the property located at 1424 Clarke Road, BE REFERRED to the Stewardship Sub-Committee for review and a report back to the London Advisory Committee on Heritage.

5.4 Service Area Work Plan for 2021

That it BE NOTED that a verbal presentation from G. Barrett, Director, City Planning and City Planner, with respect to the Service Area Work Plan for 2021, was received.

5.5 Respectful Workplace Policy

That it BE NOTED that the Respectful Workplace Policy document, as appended to the agenda, was received.

5.6 LACH Terms of Reference

That it BE NOTED that the London Advisory Committee on Heritage (LACH) held a general discussion with respect to the LACH Terms of Reference document, as appended to the agenda.

5.7 Advisory Committee Review

That it BE NOTED that a verbal delegation from M. Schulthess, Deputy City Clerk, with respect to the ongoing Advisory Committee Review, was received.

6. Deferred Matters/Additional Business

- 6.1 Revised Notice of Planning Application - Draft Plan of Vacant Land Condominium, Official Plan and Zoning By-law Amendments - 101 Meadowlily Road South

That a Working Group BE CREATED to review the Revised Notice of Planning Application, dated December 17, 2020, from M. Corby, Senior Planner, with respect to a Draft Plan of Vacant Land Condominium, Official Plan and Zoning By-law Amendments for the property located at 101 Meadowlily Road and the Heritage Impact Assessment, dated December 13, 2019, from Thor Dingman, with respect to the above-noted property and report back to the London Advisory Committee on Heritage; it being noted the members of the Working Group are E. Rath, M. Whalley, J. Manness, M. Bloxam and S. Bergman.

7. Adjournment

The meeting adjourned at 7:44 PM.