

London Advisory Committee on Heritage

Report

3rd Meeting of the London Advisory Committee on Heritage

March 10, 2021

Advisory Committee Virtual Meeting - during the COVID-19 Emergency

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

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

The meeting was called to order at 5:31 PM.

1. Call to Order

1.1 Disclosures of Pecuniary Interest

L. Jones discloses a pecuniary interest in Item 3.2 of the 3rd Report of the London Advisory Committee on Heritage, having to do with a Notice of Planning Application - Draft Plan of Subdivision Official Plan and Zoning By-law Amendment - 14 Gideon Drive and 2012 Oxford Street West, by indicating that her employer is involved in this matter.

2. Scheduled Items

None.

3. Consent

3.1 2nd Report of the London Advisory Committee on Heritage

That it BE NOTED that the 2nd Report of the London Advisory Committee on Heritage, from its meeting held on February 10, 2021, was received.

3.2 Notice of Planning Application - Draft Plan of Subdivision Official Plan and Zoning By-law Amendment - 14 Gideon Drive and 2012 Oxford Street West

That it BE NOTED that the Notice of Planning Application, dated February 10, 2021, from S. Meksula, Senior Planner, with respect to a Draft Plan of Subdivision Official Plan and Zoning By-law Amendment related to the properties located at 14 Gideon Drive and 2012 Oxford Street West, 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 its meeting held on February 24, 2021, was received.

4.2 Education Sub-Committee

That it BE NOTED that the London Advisory Committee on Heritage (LACH) held a general discussion with respect to the Education Sub-Committee of the LACH.

4.3 101 Meadowlily Road South Working Group Report

That the following actions be taken with respect to the 101 Meadowlily Road South Working Group Report, from its meeting held on February 23, 2021 related to the Revised Notice of 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 related to the property located at 101 Meadowlily Road South:

- a) the Heritage Impact Assessment (HIA), dated December 13, 2019, from T. Dingman BE RECEIVED and the recommendations, contained therein, BE ACCEPTED;
- b) the attached revised Conceptual Development Plan, dated November 11, 2020, from Dillon Consulting BE RECEIVED and the revisions made in keeping with the mitigation measures in the HIA BE SUPPORTED as follows:
 - removal of all direct access from Meadowlily Road from the townhouse blocks;
 - a minimum of 6 metre setbacks from the road widening, together with internal block in front of townhouse blocks, on the west side of Meadowlily Road; and,
 - a maximum building height of 2.5 metres;
- c) the following matters BE REFERRED to the Civic Administration for further review during the Site Plan Approval process:
 - a Landscape Plan for a naturalized buffer to be located on the proposed block within the condominium plan on the west side of Meadowlily Road;
 - entrance feature design and location; and,
 - fencing, walls and stormwater facilities, if any, along the west side of Meadowlily Road;
- d) the developer BE ENCOURAGED to revisit the townhouse block elevation for the units facing Meadowlily Road in order to achieve a design more harmonious with the rural setting as recommended by the HIA; it being noted that this appears to have been achieved by the conceptual elevation facing Meadowlily Road for the single units (units 1 and 36);
- e) the above-noted Working Group Report BE FORWARDED to M. Corby, Senior Planner; and,
- f) the Civic Administration BE REQUESTED to include the London Advisory Committee on Heritage (LACH) on future approvals for this matter and to consult with the LACH on HIA related matters.

5. Items for Discussion

5.1 Heritage Alteration Permit Application for the Property Located at 181 Dundas Street, Downtown Heritage Conservation District, by M. Bangash

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 181 Dundas Street, in the Downtown Heritage Conservation District, BE APPROVED with the following terms and conditions:

- the porcelain tile previously installed on the storefront be replaced with the brick veneer used elsewhere on the storefront of the façade; and,
- the Heritage Alteration Permit be displayed in a location visible from the street until the work is completed.

5.2 Heritage Easement Agreement for the Property Located at 39 Carfrae Street

That, on the recommendation of the Director, City Planning and City Planner with the advice of the Heritage Planner, the proposed by-law, as appended to the staff report dated March 10, 2021, BE INTRODUCED at the Municipal Council meeting to be held on April 13, 2021, to:

- a) approve the Heritage Easement Agreement, as appended to the above-noted by-law, between The Corporation of the City of London and the property owner of 39 Carfrae Street, relating to the heritage designated property known as “Carfrae Cottage”; and,
- b) authorize the Mayor and the City Clerk to execute the above-noted Heritage Easement Agreement;

it being noted that a verbal delegation from H. Beck, was received with respect to this matter.

5.3 Heritage Planners' Report

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

6. Deferred Matters/Additional Business

6.1 (ADDED) Notice of Planning Application - Zoning By-law Amendment - 192-196 Central Avenue, 193-197 Central Avenue and 200 Albert Street

That it BE NOTED that the Notice of Planning Application, dated March 3, 2021, from C. Maton, Senior Planner, with respect to a Zoning By-law Amendment related to the properties located at 192-196 Central Avenue, 193-197 Central Avenue and 200 Albert Street, was received; it being noted that the London Advisory Committee on Heritage cautions against the serial renewal of temporary parking lots in light of the fact that some heritage buildings downtown are threatened while these surface parking lots remain.

7. Adjournment

The meeting adjourned at 6:08 PM.

Requested Draft Plan of Vacant Land Condominium



The above image represents the applicant’s proposal as submitted and may change.