



London
CANADA

P.O. Box 5035
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April 14, 2021

G. Kotsifas
Managing Director, Development and Compliance Services and Chief Building Official

G. Barrett
Director, City Planning and City Planner

I hereby certify that the Municipal Council, at its meeting held on April 13, 2021 resolved:

That, the following actions be taken with respect to the 3rd Report of the London Advisory Committee on Heritage, from its meeting held on March 10, 2021:

a) 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:

i) the Heritage Impact Assessment (HIA), dated December 13, 2019, from T. Dingman BE RECEIVED and the recommendations, contained therein, BE ACCEPTED;

ii) the revised Conceptual Development Plan, dated November 11, 2020, from Dillon Consulting, as appended to the London Advisory Committee on Heritage Report, 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 stories;

iii) 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;

iv) 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);

v) the above-noted Working Group Report BE FORWARDED to M. Corby, Senior Planner; and,

vi) 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;

b) 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;

c) 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:

i) 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,

ii) 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; and,

d) clauses 1.1, 3.1 and 3.2, 4.1, 4.2, 5.3 and 6.1 BE RECEIVED for information. (AS AMENDED) (4.1/5/PEC)



C. Saunders
City Clerk
/ap

cc: P. Yeoman, Director, Development Services
M. Feldberg, Manager, Development Services – Subdivisions
B. Page, Manager, Development Services – Subdivisions
M. Pease, Manager, Development Services – Site Plans
M. Corby, Senior Planner, Development Services – Subdivisions
S. Langill, Executive Assistant to the City Planner, City Planning
M. Vivinetto, Executive Assistant to the Managing Director, Development and Compliance Services and Chief Building Official
Chair and Members, London Advisory Committee on Heritage