

London Advisory Committee on Heritage

Report

6th Meeting of the London Advisory Committee on Heritage

June 9, 2021

Advisory Committee Virtual Meeting - during the COVID-19 Emergency

Attendance PRESENT: D. Dudek (Chair), S. Bergman, 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: L. Fischer

ALSO PRESENT: L. Dent, K. Gonyou, M. Greguol, L. Jones, B. O'Hagan, S. Romano, M. Schulthess and M. Sundercock

The meeting was called to order at 5:30 PM.

1. Call to Order

1.1 Disclosures of Pecuniary Interest

T. Jenkins discloses a pecuniary interest in Item 2.1 of the 6th Report of the London Advisory Committee on Heritage, having to do with the Notice of Study Commencement and Resident Townhall for the Arva Pumping Station to Huron Street Transmission Main Municipal Class Environmental Assessment Master Plan, by indicating that her employer is involved in this matter and she is presenting at the meeting on this matter.

2. Scheduled Items

2.1 Notice of Study Commencement and Resident Townhall - Arva Pumping Station to Huron Street Transmission Main Municipal Class Environmental Assessment Master Plan

That the following actions be taken with respect to the Arva Pumping Station to the Notice of Study Commencement and Resident Townhall, dated June 5, 2021, from S. Romano, City of London and J. Haasen, AECOM Canada Ltd., the Final Report, dated April 2021, from AECOM Canada Ltd., the Cultural Heritage Report, dated May 2021, from AECOM Canada Ltd. and the presentation, dated June 9, 2021, from T. Jenkins, AECOM Canada Ltd., related to the Huron Street Transmission Main Municipal Class Environmental Assessment Master Plan:

- a) the Civic Administration BE ADVISED that the London Advisory Committee on the Heritage supports the cultural heritage mitigation measures presented in the above-noted documents; and,
- b) the above-noted documents and the verbal presentation from T. Jenkins, AECOM Canada Ltd., BE RECEIVED.

3. Consent

3.1 5th Report of the London Advisory Committee on Heritage

That it BE NOTED that the 5th Report of the London Advisory Committee on Heritage, from its meeting held on May 12, 2021, was received.

- 3.2 Municipal Council Resolution - Property Located at 88 Wellington Road
That it BE NOTED that the Municipal Council resolution, from its meeting held on May 4, 2021, with respect to the property located at 88 Wellington Road, was received.
- 3.3 Municipal Council Resolution - Property Located at 92 Wellington Road
That it BE NOTED that the Municipal Council resolution, from its meeting held on May 4, 2021, with respect to the property located at 92 Wellington Road, was received.
- 3.4 Municipal Council Resolution - Current Advisory Committee Appointments
That it BE NOTED that the Municipal Council resolution, from its meeting held on May 4, 2021, with respect to the Current Advisory Committee Appointments, was received.
- 3.5 Advisory Committee Review - Interim Report VI
That it BE NOTED that the staff report, dated May 17, 2021, with respect to the Advisory Committee Review Interim report VI, was received.
- 3.6 Ontario Heritage Act Amendments and New General Regulation
That it BE NOTED that the Ontario Heritage Act Amendments and New General Regulation document, as appended to the Agenda, was received.
- 3.7 Windermere Road Improvements - City of London - Municipal Class Environmental Assessment Study - Notice of Public Information Centre #1
That it BE NOTED that the Windermere Road Improvements City of London Municipal Class Environmental Assessment Study Notice of Public Information Centre #1, dated May 26, 2021, from P. Yanchuk, City of London and K. Welker, Stantec Consulting Ltd., was received.
- 3.8 Notice of Planning Application - Zoning By-law Amendment - 496 Dundas Street
That the following actions be taken with respect to the Notice of Planning Application, dated May 19, 2021, from I. de Ceuster, Planner I, with respect to a Zoning By-law Amendment, related to the property located at 496 Dundas Street and the Heritage Impact Assessment, dated December 15, 2020, from MHBC with respect to the property located at 496 Dundas Street:
- a) I. de Ceuster, Planner I, BE ADVISED that the London Advisory Committee on Heritage is satisfied with the research, assessment and conclusion of the above-noted Heritage Impact Assessment (HIA) for the property located at 496 Dundas Street and supports the mitigation and conservation recommendations within the HIA; and,
 - b) the above-noted documents BE RECEIVED.

3.9 Public Meeting Notice - Official Plan and Zoning By-law Amendments - 435-451 Ridout Street North

That it BE NOTED that the Public Meeting Notice, dated May 12, 2021, from C. Maton, Senior Planner, with respect to Official Plan and Zoning By-law Amendments related to the properties located at 435-451 Ridout Street North, was received.

3.10 Public Meeting Notice - Zoning By-law Amendment - 1634-1656 Hyde Park Road and Other Properties

That the following actions be taken with respect to the Public Meeting Notice, dated May 12, 2021, from B. Debbert, Senior Planner, with respect to a Zoning By-law Amendment related to the properties located at 1634-1656 Hyde Park Road and other properties:

- a) B. Debbert, Senior Planner, BE ADVISED that the London Advisory Committee on Heritage believes that this project is a good example of heritage conservation as part of a development application; and,
- b) the above-noted Public Meeting Notice, BE 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 May 26, 2021, was received.

5. Items for Discussion

5.1 Heritage Alteration Permit Application by J. Forbes at 827 Elias Street, Old East Heritage Conservation District

That, on the recommendation of the Director, Planning and Development, with the advice of the Heritage Planner, the application under Section 42 of the Ontario Heritage Act, seeking retroactive approval for the removal and replacement of the windows and front door on the heritage designated property located at 827 Elias Street, within the Old East Heritage Conservation District, BE REFUSED.

5.2 Heritage Alteration Permit Application at 330 St. James Street, Bishop Hellmuth Heritage Conservation District by P. Brown

That, on the recommendation of the Director, Planning and Development, with the advice of the Heritage Planner, the application under Section 42 of the Ontario Heritage Act seeking approval and retroactive approval for alterations to the heritage designated property located at 330 St James Street, in the Bishop Hellmuth Heritage Conservation District, BE PERMITTED with the following terms and conditions:

- the porch skirt be painted to minimize the plastic and faux wood appearance of the material;
- the property owner be encouraged to plant and maintain vegetation, such as coniferous shrubs, to minimize the visibility of the porch skirt; and,
- the Heritage Alteration Permit be displayed in a location visible from the street until the work is completed.

5.3 Heritage Alteration Permit Application for the Heritage Designated Property at 2096 Wonderland Road North by S. Saltaji

That, on the recommendation of the Director, Planning and Development, with the advice of the Heritage Planner, the application under Section 33 of the Ontario Heritage Act, seeking approval to alter the heritage designated property located at 2096 Wonderland Road North BE PERMITTED with the following terms and conditions:

- prior to any alteration or construction, full documentation of the building including photo-documentation and a set of as-built drawings be provided to the City;
- prior to any alteration or construction, Heritage Planning Staff be consulted and the following details be provided:
 - double hung vinyl replacement windows with simulated divided lites to be installed throughout, and replicate current muntin patterning;
 - vinyl replacement entry door surround with simulated divided lites to be installed, and replicate current surround details and muntin patterning; and,
 - proposed fieldstone finish for the exterior surface of exposed new concrete foundation walls and on the new concrete entry porch and steps;
- prior to building permit approval, an addendum to the Conservation Plan be submitted, to the satisfaction of the City, which includes:
 - a monitoring program; and,
 - a detailed strategy to conserve the chimneys;
- direction be given to the Site Plan Approval Authority that the following clauses be added to the Development Agreement (DA) for Site Plan Approval (SPA20-022):
 - during pre-construction, construction, and post-construction activity, the assessment, stabilization, bracing, and monitoring of the building must be consistent with the Conservation Plan prepared by a+LiNK Architecture Inc. (dated March 26, 2021);
 - if the building or any of the identified heritage attributes are accidentally damaged during the raising and final setting onto the new foundation, or during ongoing construction of the surrounding townhouse development, construction will cease immediately, and the City will be notified; qualified experts will be contacted to conduct an assessment of the damage and determine an appropriate course of action; damaged heritage attributes will be assessed to determine if repairs can be made; if repairs are possible, the applicant will retain, at their cost, the appropriate professionals to conduct repairs; if repairs to damaged heritage attributes are not possible, the applicant will replace the heritage attribute in kind, at their cost, based on information contained in the as-built drawings and photographs; if irreparable damage is done to the building or heritage attributes, such that none can be salvaged, the applicant will reconstruct the building with sympathetic materials; this shall include using salvaged buff bricks or appropriate new materials from other sources and reconstructing heritage attributes identified in the designating by-law; reconstruction will be based on the as-built drawings and photographs of the building and heritage attributes; should this situation occur, reconstruction plans will be prepared for the City's review and approval; and,

- the applicant will provide the City with a security in the form of an irrevocable Letter of Credit, in order to secure the applicant's obligations related to the heritage alteration permit (HAP21-031-L); the amount of the Letter of Credit is the full estimated cost for raising and holding the building, demolition of the existing foundation and construction of the new foundation; the Letter of Credit will be released when the applicant has completed the work outlined in the heritage alteration permit to the satisfaction of the City;
- the Heritage Alteration Permit shall be displayed in a location visible from the street until the work is completed;

it being noted that the London Advisory Committee on Heritage (LACH) appreciates the efforts of the developer and the City of London staff to come to a solution for this project and the LACH supports the reuse of materials of the existing property in the new development.

5.4 Heritage Planners' Report

That it BE NOTED that the Heritage Planners' Report, dated June 9, 2021, from the Heritage Planners, was received.

6. **Adjournment**

The meeting adjourned at 7:12 PM.