

From: [Tomazincic, Michael](#)
To: [Yeoman, Paul](#)
Subject: RE: URGENT: LACH recommendation for Ann Street properties
Date: Monday, October 19, 2020 1:17:33 PM
Attachments: [image001.png](#)

Hi Paul,

We did not request a revised HIA due to the big discrepancy between the initial research being done by the LACH (which identified significance), and the conclusions of the HIA from the applicant which found no significance.

Laura did prepare formal comments on the HIA (2020-Jan-20) that was sent to the applicant's representative, so they were aware of the errors and omissions that were identified in their HIA. These comments also indicated that the LACH would be pursuing further research for possible heritage designation:

"At its meeting on December 11, 2019, the LACH referred further research and evaluation of 197 An Street along with properties located at 175, 179 and 183 Ann Street and 84 and 86 St. George Street to the Stewardship Sub-Committee for possible heritage designation."



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From: Yeoman, Paul
Sent: Monday, October 19, 2020 11:36 AM
To: Tomazincic, Michael <mtomazin@London.ca>
Subject: RE: URGENT: LACH recommendation for Ann Street properties

Thanks for providing this, Michael. All very helpful. I've also taken a scan through our March staff report and noted Laura's concern (and that of LACH) about the deficiencies in the HIA and its conclusions. Has a revised HIA been submitted since that time or have the discussions been primarily related to form/intensity?

Hope you had a good weekend,

Paul

Paul Yeoman, RPP, PLE



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From: Tomazincic, Michael
Sent: Friday, October 16, 2020 4:30 PM
To: Yeoman, Paul <pyeoman@london.ca>
Subject: RE: URGENT: LACH recommendation for Ann Street properties

Hi Paul,

This timing was the result of a series of events including CoViD and the potential North Talbot HCD.

You may recall that the Ann St application was discussed at PEC shortly before the Declared Emergency. It was during the review of this application, and the public debate about the buildings' potential demolition, that brought these properties to the attention of the LACH and the Stewardship Subcommittee.

The Stewardship Subcommittee typically meets on the last Wednesday of each month. Due to CoViD, the Subcommittee did not meet during the Declared Emergency. With the re-start of the LACH meetings, the Subcommittee was finally able to meet for the first time on the last Wednesday of September. It was at this time that Laura let me know that the designation of these properties was on the Stewardship Subcommittee radar but there was no indication that the timing of the LACH recommendation was imminent. The other thing that was happening separately but concurrently was that the Subcommittee held another un-scheduled on the following week to talk about the properties in the North Talbot neighbourhood in anticipation of creating a new Heritage Conservation District and adding properties to the Register. Since this property is also located within the North Talbot community it was inherently included in that broader conversation. As part of the HCD study, the heritage consultants retained by the City found that the buildings were worthy of designation. So, as you can see, it was a series of unrelated but serendipitous events that resulted in the LACH recommendation.

PEC/Council have options. These include:

- Council take no action – could be deferred until the Planning application is brought before the PEC (anticipated for late November)
- Council could refuse to designate – although this could be confusing because it

would remain on the Register and would also effectively oppose the findings of the City's consultant for the North Talbot HCD

- Council could refer the matter to staff to undertake its own research and come back with a Staff recommendation vs the Committee recommendation (the recommendation would likely be to support designation)
- Council could indicate their intent to designate – this would require a Staff report for a future PEC

I hope this helps.



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From: Yeoman, Paul

Sent: Thursday, October 15, 2020 2:05 PM

To: Tomazincic, Michael <mtomazin@London.ca>

Subject: RE: URGENT: LACH recommendation for Ann Street properties

Thanks for the heads up, Michael. I'm not as familiar with the process for LACH recommended designations – what are the next steps after receiving LACH's report and recommendation on Monday night?

I also noted that we had Kyle, Michael and Laura attending almost all of the stewardship meetings (per the report) and that the recommendations seem to have been discussed and voted on. Did our staff not provide us with an FYI about the stewardship sub-committee discussion prior to the LACH meeting? I'm thinking that the designation discussion would also have mentioned the development proposal, hence there'd be a follow up flag?

Greatly appreciate Barb's and your outreach to York on this as a courtesy.

Best,

Paul

Paul Yeoman, RPP, PLE
Director, Development Services
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From: Tomazincic, Michael
Sent: Thursday, October 15, 2020 1:43 PM
To: Kotsifas, George <gkotsifa@London.ca>; Yeoman, Paul <pyeoman@london.ca>
Cc: Debbert, Barb <bdebbert@London.ca>; Dent, Laura <ldent@london.ca>
Subject: URGENT: LACH recommendation for Ann Street properties
Importance: High

Good afternoon George and Paul,

I was advised this morning that the Stewardship Subcommittee for LACH voted last night to recommended the designation of 197 and 183 Ann Street under the Ontario Heritage Act. You may recall this is the York St property currently being processed for a Zoning By-law amendment for a high-rise apartment near the Ceeps.

LACH's recommendation will appear on Monday's PEC agenda as part of the LACH report. The Stewardship Subcommittee is an internal committee of LACH and the timing of this recommendation was not anticipated at this time.

As soon as I was advised of the LACH recommendation, I asked that Barb inform Ali to allow him to request delegation status at Monday's meeting. You can see from his response below that he believes the timing to be "underhanded". I will let him know that this was initiated by a committee of LACH and not Staff since we do not oversee the Committee's work program.

But I wanted to make you both aware of this very recent development...



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On Thu, Oct 15, 2020, 12:21 PM Debbert, Barb, <bdebbert@london.ca> wrote:

Hi Ali,

I have been advised that at its meeting last night, the LACH recommended the designation of 197 and 183 Ann Street under the Ontario Heritage Act. The LACH report will be presented to the Planning and Environment Committee for a recommendation to Council on Monday, October 19, 2020. Should Council wish to designate these lands, the actual designation is subject to the designation process requirements of the Ontario Heritage Act.

This recommendation arose from work completed by the Stewardship Sub-Committee of LACH following LACH meetings held on November 18, 2019 and January 1, 2020. The Council Resolutions from these meetings are attached for your information.

Should you wish to appear as a delegate at PEC on Monday night, please contact PEC@london.ca.

Best regards,



Barb Debbert
Senior Planner
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