

**From:** [Dent, Laura](#)  
**To:** [Debbert, Barb](#); [Tomazincic, Michael](#)  
**Subject:** RE: URGENT: LACH recommendation for Ann Street properties  
**Date:** Monday, October 19, 2020 1:12:00 PM  
**Attachments:** [image001.png](#)  
[OZ-9127\\_HIA\\_197\\_Ann\\_St\\_LISTED.pdf](#)

## Non-Responsive

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Michael and Barb,

To follow up, 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 none. I 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. 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.” (pp3-4)

I prepared an additional memo/report (2020-Feb-26) to Barb was in response to this discrepancy and to inform her report to PEC; a 9/06 evaluation was done by staff which found that:

the property retains historical associations and contextual value that are sufficiently significant to warrant support for Part IV heritage designation of 197 Ann Street.

No recommendation was made.

a+LiNK did prepare a peer review of the HIA indicating that the buildings have both heritage value and integrity. a+LiNK noted some deterioration – which isn't unusual for a building of this age – but that this could be repaired through varied conservation techniques and approaches; “many of the modifications to the exterior and interior elements can likely be reversed through rehabilitation and restoration plans.”

This report is referred to in my HIA response (pp7, Section 3.5) but the executive summary and full report has remained internal to City staff. It has not been made available to the applicant/representative or even LACH and Stewardship Sub-Committee in preparation of their heritage designation report.

For referencing convenience, I have included staff's response to the HIA, staff's Memo to Barb, and executive summary for peer review by a+LiNK.

In preparation for PEC tonight, perhaps we should be connect behind the scenes through TEAMS so that we can better coordinate responses.

Best,

Laura



**Laura E. Dent, M.Arch, PhD, MCIP, RPP**  
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**From:** Debbert, Barb

**Sent:** Monday, October 19, 2020 12:02 PM

**To:** Tomazincic, Michael <mtomazin@London.ca>; Dent, Laura <ldent@london.ca>

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

My recollection is that they did not submit a revised HIA. In all fairness, I don't think we requested one because we knew we would not get a different result as it would affect their development proposal significantly.

Laura did have a peer review completed a+Link Architecture which partially formed the basis for her heritage memo which will be included in the final report.

Laura, do you have anything to add?



**Barb Debbert**  
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**From:** Tomazincic, Michael

**Sent:** Monday, October 19, 2020 11:57 AM

**To:** Debbert, Barb <[bdebbert@London.ca](mailto:bdebbert@London.ca)>; Dent, Laura <[ldent@london.ca](mailto:ldent@london.ca)>

**Subject:** FW: URGENT: LACH recommendation for Ann Street properties

Barb/Laura,

Can you advise whether a revised HIA has been submitted?



**Michael Tomazincic, MCIP, RPP**  
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**From:** Yeoman, Paul

**Sent:** Monday, October 19, 2020 11:36 AM

**To:** Tomazincic, Michael <[mtomazin@London.ca](mailto:mtomazin@London.ca)>

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

I've 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



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