

Architectural Conservancy Ontario – London Region Branch
Grosvenor Lodge
1017 Western Road
London, ON N6G 1G5

December 8, 2021

Members of Planning & Environment Committee:

Anna Hopkins – ahopkins@london.ca (Acting Chair)
Steven Hillier – shillier@london.ca
Steve Lehman – slehman@london.ca
Shawn Lewis – slewis@london.ca

Mayor Ed Holder – mayor@london.ca

Dear Councillors and Mayor Holder:

Demolition Request for Building at 50 King Street

ACO London anticipates that both PEC and City Council will accept the staff recommendation to approve this demolition request.

In your deliberations, we ask you to consider the following:

- Please support the staff recommendation to require an appropriate temporary landscape plan that includes lawn and perhaps even a few bushes or other plants. This property, adjacent to the Forks of the Thames, Dundas Place, Budweiser Gardens, and the park-like surroundings of the County Courthouse – a National Historic Site, deserves to be made as attractive as possible during the period from demolition of the current building to construction of a replacement building. Such enhancements would not be expensive for the property owner to implement.
- In the past, Council has made an approved site plan for a replacement building a condition for demolition of an existing building. Please consider whether or not such a condition would be appropriate for this site.

In our view, the replacement building should be respectful – in both design and scale – of the iconic County Courthouse which is one of London’s most recognized structures. Anything that you can say or do to encourage appropriate redevelopment of 50 King Street, with this objective in mind, would be much appreciated by all Londoners.



Thank you for considering our comments.

Sincerely,

Kelley McKeating
President, Architectural Conservancy Ontario – London Region

Copies: Cathy Saunders, City Clerk - csaunder@london.ca
Heather Lysynski, PEC Committee Secretary - pec@london.ca

Addendum to ACO London Submission to PEC

From the Provincial Policy Statement under the Planning Act:

2.6.1 Significant built heritage resources and significant cultural heritage landscapes shall be conserved.

2.6.3 Planning authorities shall not permit development and site alteration on adjacent lands to protected heritage property except where the proposed development and site alteration has been evaluated and it has been demonstrated that the heritage attributes of the protected heritage property will be conserved.

From the Ontario Heritage Act:

41.2 (1) Despite any other general or special Act, if a heritage conservation district plan is in effect in a municipality, the council of the municipality shall not,

- a) carry out any public work in the district that is contrary to the objectives set out in the plan; or
- b) pass a by-law for any purpose that is contrary to the objectives set out in the plan.

From the September 8, 2021 LACH Report:

“despite the changes that have been brought forward in the Notice of Planning Application, dated June 28, 2021, from S. Wise, Senior Planner, with respect to Revised Official Plan and Zoning By-law Amendments, related to the properties located at 560 and 562 Wellington Street, the London Advisory Committee on Heritage, reiterates its comments from the meeting held on January 11, 2017 with respect to concerns about the following matters related to the compatibility of the proposed application with the West Woodfield Heritage Conservation District Plan guidelines, Victoria Park and the adjacent properties:

- i) the height of the building;
- ii) the massing of the building;
- iii) the setbacks of the building;
- iv) the design of exterior facades; and
- v) shadowing impacts onto adjacent heritage properties.”

From the City of Toronto Tall Building Design Guidelines (March 25, 2013):

HERITAGE CONSERVATION

The City of Toronto values its heritage properties and requires that they be protected and that new development conserve the integrity of their cultural heritage value, attributes, and character, consistent with accepted principles of good heritage conservation (see Appendix A: Heritage Conservation Principles). Not every property is suitable for tall building development as a result of constraints imposed by its size or by the fact that such development may be incompatible with conserving heritage properties on or adjacent to a development site or within a Heritage Conservation District.

Heritage Conservation Districts (HCDs) are special areas dense with heritage properties and a unique historic character. The character and values of HCDs will be conserved to ensure that their significance is not diminished by incremental or sweeping change.