

LACH Planning and Policy Sub-Committee Meeting AND 1156 Dundas Street Working Group

Thursday January 27, 2022

Location: Zoom

Present: S. Bergman, E. Wrath, M. Whalley, K. Waud

Agenda Items:

1. Motion from LACH – October 20, 2021: “the matter of updating Public Meeting Notices and Notices of Planning Applications to include heritage notifications BE REFERRED to the Planning and Policy Sub-Committee for review.”
 - a. The Sub-Committee reviewed the *Planning Act* (O.Reg. 543/06 (15)) requirements for planning notices, as well as a number of sample notices from other jurisdictions, and identified the following:
 - i. While not explicitly required in the *Planning Act*, the Sub-Committee believes the identification of designated heritage status on applicable notices would benefit the City’s overall engagement and communications strategy. This would give the public important information on planning applications and would allow more meaningful and informed public participation.
 - ii. The Sub-Committee understands that City staff may have an existing template used for planning notices, but would like to encourage consideration of including designated heritage status on notices during the next review of this template.
 - iii. The Sub-Committee recommends, for simplicity, identifying heritage designated status (e.g. Part IV or Part V designations and associated Heritage Conservation District) and not properties listed on the City’s heritage register. Additional criteria may also be considered.
 - iv. The Sub-Committee notes that the *Planning Act* requirements are minimums, and the City can choose to go above and beyond on notice requirements. This is consistent with London Plan Policies 1615-16 which emphasize the importance of meaningful dialogue, and empowering residents to participate in the planning process.
 - b. Suggested Motion for LACH: That the above recommendations regarding the identification of heritage designation status (if applicable) on planning notices be forwarded to Planning and Environment Committee and/or City staff for consideration during the next review of planning notice contents.
2. National Trust Survey on Insurance for Heritage properties - <https://nationaltrustcanada.ca/what-you-can-do/advocacy-action/insurance-and-heritage-properties>.
 - a. The Sub-Committee discussed some of the ongoing challenges associated with insurance for heritage homes, and new resources available from the Insurance Board of Canada: <https://communityheritageontario.ca/heritage-property-insurance-information>
 - b. The Sub-Committee recommends the following:
 - i. All members share the link to the National Trust survey to their networks to help advocate for change (**survey responses due Feb 17**).

- ii. Suggest LACH, as a member of the CHO, formally request support and advocacy to help address the growing challenges associated with insurance for heritage homes.
 - c. Suggested Motion for LACH: That as a member of the Community Heritage Ontario (CHO) the LACH support any efforts by the Association to address the insurance-related challenges facing the owners of heritage designated homes and request to be copied on any CHO resolution of correspondence in relation to this matter for consideration by LACH.
- 3. 1156 Dundas Street (McCormick Lands) Notice of Draft Plan of Subdivision and Heritage Impact Assessment.
 - a. The Working Group has reviewed the Heritage Impact Assessment (HIA) for 1156 Dundas Street (McCormick Lands) Draft Plan of Subdivision, and provide the following comments:
 - i. The Group acknowledges the work that has been done to-date with respect to this significant development and is encouraged to see it progressing.
 - ii. Based on the current stage of this development (draft plan of subdivision), the HIA focuses on future changes to the designating bylaw which will be required to acknowledge the new block plan. The Working Group identified no concerns with this approach.
 - iii. The Working Group recommends that the proponent be invited as a delegation before LACH early in the site design process to ensure meaningful consultation on design elements associated with the adaptive reuse of the former McCormick Biscuit Factory structure.
 - b. Suggested Motion for LACH: The LACH does not object to the conclusions and recommendations of the Heritage Impact Assessment, with it being noted that the proponent is encouraged to attend a meeting of LACH early in the site design process to ensure meaningful consultation on the adaptive reuse of the former McCormick Biscuit Factory structure.