

London Advisory Committee on Heritage

Report

2nd Meeting of the London Advisory Committee on Heritage
February 9, 2022

Advisory Committee Virtual Meeting - during the COVID-19 Emergency

Please check the City website for current details of COVID-19 service impacts.

Attendance PRESENT: M. Whalley (Acting Chair), S. Bergman, M. Bloxam, J. Dent, L. Fischer, T. Jenkins, S. Jory, E. Rath, M. Rice and K. Waud and J. Bunn (Committee Clerk)

ABSENT: S. Gibson

ALSO PRESENT: L. Dent, M. Fontaine, K. Gonyou, J. Hodgins, M. Greguol, L. Jones, D. MacRae, A. Pascual and P. Yanchuk

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 2nd Report of the London Advisory Committee on Heritage, having to do with a Heritage Alteration Permit Application by the Incorporated Synod of the Diocese of Huron at 472 Richmond Street, Part IV and Downtown Heritage Conservation District, by indicating that her employer is involved in this matter.

J. Dent discloses a pecuniary interest in Item 3.8 of the 2nd Report of the London Advisory Committee on Heritage, having to do with a Public Meeting Notice - Zoning By-law Amendment - 100 Kellogg Lane, by indicating that he is a tenant of this location.

2. Scheduled Items

2.1 Heritage Alteration Permit Application by the Incorporated Synod of the Diocese of Huron at 472 Richmond Street, Part IV and Downtown 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 approval for the alteration of the beaver fence, a heritage attribute of the heritage designated property located at 472 Richmond Street, individually designated and located within the Downtown Heritage Conservation District, BE APPROVED as submitted and consistent with the Conservation Plan appended to the staff report dated February 9, 2022;

it being noted that the Heritage Planner will be circulated on any submittals to assist in ensuring compliance with the Conservation Plan for the beaver fence.

2.2 Mobility Master Plan

That it BE NOTED that the presentation, dated February 9, 2022, and the verbal delegations from D. MacRae, Director, Transportation and Mobility and M. Fontaine, Manager, Public Engagement, with respect to the Mobility Master Plan, was received.

3. Consent

3.1 1st Report of the London Advisory Committee on Heritage

That it BE NOTED that the 1st Report of the London Advisory Committee on Heritage, from its meeting held on December 8, 2021, was received.

3.2 2021 Heritage Planning Program

That it BE NOTED that the Memo, dated February 2, 2022, from K. Gonyou, L. Dent and M. Greguol, Heritage Planners, with respect to the 2021 Heritage Planning Program, was received.

3.3 National Trust for Canada - Insurance and Heritage Properties

That it BE NOTED that the communication, as appended to the agenda, with respect to National Trust for Canada - Insurance and Heritage Properties, was received; it being noted that the London Advisory Committee on Heritage indicated their support for the efforts of the association to address the insurance-related challenges facing the owners of heritage designated homes.

3.4 Letter of Resignation - D. Dudek

That it BE NOTED that the Letter of Resignation from the London Advisory Committee on Heritage, dated November 24, 2021, from D. Dudek, was received.

3.5 Letter of Resignation - J. Manness

That it BE NOTED that the Letter of Resignation from the London Advisory Committee on Heritage, as appended to the agenda, from J. Manness, was received.

3.6 Notice of Planning Application - Draft Plan of Subdivision - 1156 Dundas Street

That M. Johnson, Senior Planner, BE ADVISED that the London Advisory Committee on Heritage (LACH) does not object to the conclusions and recommendations of the Heritage Impact Assessment (HIS), dated September 27, 2021, from Zelinka Priamo Ltd., with respect to the McCormick's Biscuit Company located at 1156 Dundas Street; it being noted that the proponent is encouraged to attend a meeting of the LACH early in the site design process to ensure meaningful consultation on the adaptive reuse of the former McCormick Biscuit Factory structure; it being further noted that the Notice of Planning Application, dated December 17, 2021, from M. Johnson, Senior Planner, with respect to a Notice of Planning Application related to a Draft Plan of Subdivision for the property located at 1156 Dundas Street, and the above-noted HIS, were received.

3.7 Notice of Planning Application - Draft Plan of Vacant Land Condominium - REVISED - 346, 370 and 392 South Street and 351, 373 and 385 Hill Street

That it BE NOTED that the Notice of Planning Application, dated December 22, 2021, from A. Curtis, Planner I, with respect to a Revised Draft Plan of Vacant Land Condominium, related to the properties located at 346, 370 and 392 South Street and 351, 373 and 385 Hill Street, was received.

3.8 Public Meeting Notice - Zoning By-law Amendment - 100 Kellogg Lane

That it BE NOTED that the Public Meeting Notice, dated December 23, 2021, from B. Debbert, Senior Planner, with respect to a Zoning By-law Amendment related to the property located at 100 Kellogg Lane, was received.

3.9 Notice of Planning Application - Intent to Remove Holding Provision - 695 and 585 Sovereign Road

That it BE NOTED that the Notice of Planning Application, dated January 30, 2022, from A. Curtis, Planner I, with respect to an Intent to Remove a Holding Provision related to the properties located at 695 and 585 Sovereign Road, was 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 January 26, 2022, was received.

4.2 Planning and Policy Sub-Committee Report

That the matter of updating City of London Public Meeting Notices and Notices of Planning Applications to include heritage notifications BE REFERRED to the Civic Administration for consideration; it being noted that the Planning and Policy 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:

- 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 and this would give the public important information on planning applications and would allow more meaningful and informed public participation;
- the Sub-Committee understands that the Civic Administration 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;
- 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 although additional criteria may also be considered; and,
- the Sub-Committee notes that the Planning Act requirements are minimums, and the City can choose to go above and beyond on notice requirements; it being noted that 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;

it being further noted that the Planning and Policy Sub-Committee Report, from its meeting held on January 27, 2022, was received.

5. Items for Discussion

5.1 Heritage Alteration Permit Application by R. Gilmore at 516 Elizabeth 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 on the heritage designated property located at 516 Elizabeth Street, within the Old East Heritage Conservation District, BE PERMITTED with the following terms and conditions:

- the installation of the proposed exterior grilles be installed in a manner that replicates the muntins of the former wood windows;
- the windows and exterior grilles be painted to match the existing trim work on the building;
- the installation of the proposed exterior grilles be completed within six months of Municipal Council's decision on this Heritage Alteration Permit; and,
- the Heritage Alteration Permit be displayed in a location visible from the street until the work is completed.

5.2 Demolition Request by Woodland Cemetery for the former Gate House and Maintenance Garage on the Heritage Listed Property Located at 493 Springbank Drive

That, on the recommendation of the Director, Planning and Economic Development, with the advice of the Heritage Planner, with respect to the demolition request for the former gate house and maintenance garage located on the heritage listed property at 493 Springbank Drive, the Chief Building Official BE ADVISED that Municipal Council consents to the demolition of the former gate house and maintenance garage on the property; it being noted that the property located at 493 Springbank Drive should remain on the Register of Cultural Heritage Resources as it is believed to be of cultural heritage value or interest.

5.3 Cultural Heritage Report - Existing Conditions and Preliminary Impact Assessment - Oxford Street West/Gideon Drive Environmental Assessment

The following actions be taken with respect to the Cultural Heritage Report, dated February 1, 2022, from Golder Associates Ltd., related to a Schedule 'B' Municipal Class Environmental Assessment for the Oxford Street West and Gideon Drive Intersection Improvements:

- a) the properties located at 80 Gideon Drive, 14 Gideon Drive and 2085 Oxford Street West, BE REFERRED to the Stewardship Sub-Committee for the consideration of a recommendation to list the properties on the Register of Cultural Heritage Resources; and,
- b) the above-noted Cultural Heritage Report, BE RECEIVED.

5.4 Request to Remove Property from the Register of Cultural Heritage Resources by Auburn Developments Inc. for the property located at 2631 Hyde Park Road/1521 Sunningdale Road West

That, on the recommendation of the Director, Planning and Development, with the advice of the Heritage Planner, the property located at 2361 Hyde Park Road/1521 Sunningdale Road West BE REMOVED from the Register of Cultural Heritage Resources.

5.5 Heritage Planners' Report

That it BE NOTED that the Heritage Planners' Report, dated February 9, 2022, from the Heritage Planners, was received.

6. Adjournment

The meeting adjourned at 7:36 PM.