

Agenda Including Addeds

Community Advisory Committee on Planning

5th Meeting of the Community Advisory Committee on Planning

May 8, 2024, 5:30 PM

Committee Room #5

The City of London is situated on the traditional lands of the Anishinaabek (AUh-nish-in-ah-bek), Haudenosaunee (Ho-den-no-show-nee), Lūnaapéewak (Len-ah-pay-wuk) and Attawandaron (Add-a-won-da-run).

We honour and respect the history, languages and culture of the diverse Indigenous people who call this territory home. The City of London is currently home to many First Nations, Métis and Inuit today.

As representatives of the people of the City of London, we are grateful to have the opportunity to work and live in this territory.

The City of London is committed to making every effort to provide alternate formats and communication supports for meetings upon request. To make a request specific to this meeting, please contact advisorycommittee@london.ca.

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Community Advisory Committee on Planning Report

4th Meeting of the Community Advisory Committee on Planning
April 10, 2024

Attendance PRESENT: S. Bergman (Chair), M. Bloxam, I. Connidis, J. Dent, J. Gard, A. Johnson, S. Jory, J.M. Metrailler, M. Rice, S. Singh Dohil, M. Wallace, M. Whalley and M. Wojtak and J. Bunn (Committee Clerk)

ABSENT: M. Ambrogio and K. Waud

ALSO PRESENT: L. Dent, K. Gonyou, M. Greguol and K. Mitchener

The meeting was called to order at 5:30 PM; it being noted that S. Bergman, M. Bloxam, I. Connidis, A. Johnson, S. Singh Dohil and M. Whalley were in remote attendance.

1. Call to Order

1.1 Disclosures of Pecuniary Interest

M. Wallace discloses a pecuniary interest in clause 3.3 of the 4th Report of the Community Advisory Committee on Planning, having to do with the Public Meeting Notice - Secondary Plan Adoption and Official Plan Amendment - Byron Gravel Pits Secondary Plan, by indicating that some landowners in the Secondary Plan are members of the association that employs him.

2. Scheduled Items

None.

3. Consent

3.1 3rd Report of the Community Advisory Committee on Planning

That it BE NOTED that the 3rd Report of the Community Advisory Committee on Planning, from the meeting held on March 13, 2024, was received.

3.2 2024 Ontario Heritage Conference Registration

That the expenditure of \$275.00, from the 2024 Community Advisory Committee on Planning budget, BE APPROVED to reimburse M. Whalley for registration for the 2024 Ontario Heritage Conference.

3.3 Public Meeting Notice - Secondary Plan Adoption and Official Plan Amendment - Byron Gravel Pits Secondary Plan

That it BE NOTED that the Public Meeting Notice, dated March 21, 2024, from A. Curtis, Planner, with respect to the Secondary Plan Adoption and Official Plan Amendment related to the Byron Gravel Pits Secondary Plan, was received.

4. Sub-Committees and Working Groups

None.

5. Items for Discussion

5.1 Property Located at 651 Talbot Street Discussion

That the matter of the property located at 651 Talbot Street BE REFERRED to the Stewardship Sub-Committee for further research; it being noted that this property will be added to the working priority list for the Community Advisory Committee on Planning.

5.2 Synthetic Materials Discussion

That the Civic Administration BE REQUESTED to create and deliver a more permissive set of guidelines for the use of synthetic materials (including composites) in buildings designated under Heritage Conservation Districts (HCDs); it being noted that these guidelines would aim to offer greater flexibility in material choices, while also aligning with London's existing HCD policies to preserve the aesthetic of heritage buildings; it being further noted that such guidelines would be made available to the public and implemented in staff's delegated heritage decisions, with the intention of enhancing the current framework.

5.3 Priority Listed Properties Check-In

That it BE NOTED that the Community Advisory Committee on Planning held a general discussion with respect to the Community Advisory Committee on Planning priority listed properties.

5.4 Heritage Planners' Report

That it BE NOTED that the Heritage Planners' report, dated April 10, 2024, was received.

6. Deferred Matters/Additional Business

6.1 (ADDED) Notice of Planning Application and Notice of Public Meeting - Zoning By-law Amendment - 1151 and 1163 Richmond Street

That it BE NOTED that the Community Advisory Committee on Planning (CACP) supports the findings and recommendations of the Heritage Impact Assessment (HIA), dated November 23, 2023, from MacNaughton Hermsen Britton Clarkson Planning Limited (MHBC), related to the properties located at 1151 and 1163 Richmond Street and the CACP is in support of the proposed zoning amendment; it being noted that the properties located at 1148, 1158 and 1160 Richmond Street would benefit from additional research; it being further noted that the above-noted HIA and Notice of Planning Application and Notice of Public Meeting, dated April 5, 2024, from C. Cernanec, Planner, with respect to a Zoning By-law Amendment related to the property located at 1151 and 1163 Richmond Street, were received with respect to this matter.

7. Adjournment

The meeting adjourned at 7:07 PM.



Media Release

For Immediate Release

London Heritage Council issues Call for Heritage Collectables for new Labatt Memorial Park Collection

LONDON, April 23, 2024 - The London Heritage Council, in partnership with Tourism London, are putting out a call for object donations as they begin to build the Labatt Memorial Park Collection. This collection will help conserve the heritage of Labatt Park, the world's oldest baseball grounds, and support the walking tours offered to guests each summer. Ticket stubs, photos, jerseys, baseballs, merchandise, and posters that may be in storage or basements are examples of objects that would be great donations to this collection.

"We are so fortunate to have this historic venue right in the heart of our city, and it's important that we preserve its history and heritage," said Terri Smale, Executive Director of the London Heritage Council. "Labatt Park has an incredible baseball history. Not only with its teams in the Tecumsehs, Majors, Tigers and more, but also with some of the legendary players to have played at the park, including Ty Cobb, George 'Mooney' Gibson, Honus Wagner, Fergie Jenkins and more. Outside of baseball, Labatt Park has also played host to several important events in the past, including bicycle racing, horse jumping, football and even a 21-gun salute for Queen Elizabeth II. This collection will help preserve the history from these events and continue to tell the important story of Labatt Park for many years to come."

For more information on donating objects to the Labatt Memorial Park Collection and to help preserve its history, visit www.labattparktours.ca/donation. Guided tours will be offered by London Heritage Council at Labatt Park beginning in late May. For more information, visit www.labattparktours.ca.

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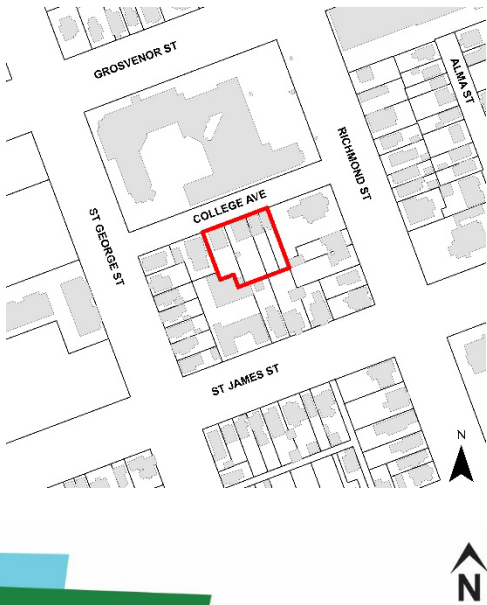
Media Contact:

Terri Smale
Executive Director
London Heritage Council
tsmale@london.ca
226 559 5439

Zanth Jarvis
Director, Sport Tourism
Tourism London
226 984 8640
zjarvis@londontourism.ca

Official Plan and Zoning By-law Amendments

193-199 College Avenue



File: OZ-8693

Applicant: College Avenue Lofts Inc. (c/o York Developments)

What is Proposed?

Official Plan and Zoning amendments to allow:

- Six storey, 21 metre tall apartment building with 43 units
- Special zoning provisions to establish building height, reduce yard requirements, and increase lot coverage

YOU ARE INVITED!

Further to the Notice of Application you received on September 24, 2020, you are invited to a public meeting of the Planning and Environment Committee to be held:

Meeting Date and Time: Wednesday, May 22, 2024, no earlier than 1:30 p.m.

Meeting Location: The Planning and Environment Committee Meetings are hosted in City Hall, Council Chambers; virtual participation is also available, please see City of London website for details.

For more information contact:

Catherine Maton
cmaton@london.ca
519-661-CITY (2489) ext. 5074
Planning & Development, City of London
300 Dufferin Avenue, 6th Floor,
London ON PO Box 5035 N6A 4L9
File: OZ-8693

london.ca/planapps

To speak to your Ward Councillor:

Councillor Sam Trosow
strosow@london.ca
519-661-CITY (2489) ext. 4006

**If you are a landlord, please post a copy of this notice where your tenants can see it.
We want to make sure they have a chance to take part.**

Application Details

Requested Amendment to the 1989 Official Plan

To change the designation of the property from Low Density Residential to Multi-family, Medium Density Residential.

Requested Zoning By-law Amendment

To change the zoning from a Residential R2 Special Provision (R2-2(7)) Zone, to a Residential R10 Bonus (R10-2*B-_) Zone to permit a six storey, 43 unit apartment building at a density of 196 units per hectare, with special provisions and/or a Bonus Zone. Changes to the currently permitted land uses and development regulations are summarized below. The complete Zoning By-law is available at london.ca/planapps.

Current Zoning

Zone: Residential R2 Special Provision (R2-2(7)) Zone

Permitted Uses: single detached dwelling, duplex dwelling, converted dwelling

Special Provisions: maximum floor area ratio of 50 – 65% (varies by lot); minimum rear yard depth of 30% of the lot depth or 7.0 metres, whichever is greater; parking location restrictions; and a minimum of one parking space per 100 square metres of gross floor area or as indicated in the standard parking requirements of the by-law, whichever is greater.

Residential Density: N/A

Height: Maximum 10.5 metres

Bonus Zone: N/A

Requested Zoning

Zone: Residential R10 Bonus (R10-2*B-_) Zone

Permitted Uses: Apartment buildings, lodging house class 2, senior citizens apartment buildings, handicapped persons apartment buildings, continuum-of-care facilities

Special Provision(s): establish a maximum height of 21.0 metres, minimum front yard depth of 5.0 metres in place of 7.0 metres from the building podium and 8.0 metres from the tower; rear yard depth of 4.0 metres in place of 7.0 metres from the building podium and 8.0 metres from the tower; east interior side yard depth of 2.5 metres in place of 8.4 metres; maximum lot coverage of 45% in place of 40%.

Residential Density: 200 units per hectare

Height: 21.0 metres

Bonus Zone: Establish the requested height and reduced site development requirements as per the special provisions noted above, in return for the provision of services, facilities, and matters that include enhanced urban design elements such as aesthetic design, underground parking, common open space, transit-supportive development, and accessibility.

Planning Policies

Any change to the Zoning By-law must conform to the policies of the Official Plan, London's long-range planning document. These lands are currently designated as Low Density Residential in the 1989 Official Plan, which permits single detached, semi-detached and duplex dwellings as the main uses.

The subject lands are in the Neighbourhoods Place Type in *The London Plan*, permitting single detached, semi-detached and duplex dwellings, converted dwellings, townhouses, secondary suites, home occupations and group homes.

How Can You Participate in the Planning Process?

You have received this Notice because someone has applied to change the Official Plan designation and the zoning of land located within 120 metres of a property you own, or your landlord has posted the public meeting notice in your building. The City reviews and makes decisions on such planning applications in accordance with the requirements of the Planning Act. If you previously provided written or verbal comments about this application, we have considered your comments as part of our review of the application and in the preparation of the planning report and recommendation to the Planning and Environment Committee. The additional ways you can participate in the City's planning review and decision making process are summarized below.

See More Information

You can review additional information and material about this application by:

- Contacting the City's Planner listed on the first page of this Notice; or
- Viewing the application-specific page at london.ca/planapps
- Opportunities to view any file materials in-person by appointment can be arranged through the file Planner.

Attend This Public Participation Meeting

The Planning and Environment Committee will consider the requested Official Plan and zoning changes at this meeting, which is required by the Planning Act. You will be invited to provide your comments at this public participation meeting. A neighbourhood or community association may exist in your area. If it reflects your views on this application, you may wish to select a representative of the association to speak on your behalf at the public participation meeting. Neighbourhood Associations are listed on the [Neighbourgood](#) website. The Planning and Environment Committee will make a recommendation to Council, which will make its decision at a future Council meeting.

What Are Your Legal Rights?

Notification of Council Decision

If you wish to be notified of the decision of the City of London on the proposed official plan amendment and/or zoning by-law amendment, you must make a written request to the City Clerk, 300 Dufferin Ave., P.O. Box 5035, London, ON, N6A 4L9, or at docservices@london.ca. You will also be notified if you speak to the Planning and Environment Committee at the public meeting about this application and leave your name and address with the Clerk of the Committee.

Right to Appeal to the Ontario Land Tribunal

On February 8, 2024, the subject application OZ-8693 was appealed for lack of decision made under section 17(40) of the Planning Act. The appeal is active as case number OLT-24-000183.

If a person or public body would otherwise have an ability to appeal the decision of the Council of the Corporation of the City of London to the Ontario Land Tribunal but the person or public body does not make oral submissions at a public meeting or make written submissions to the City of London before the proposed official plan amendment is adopted, the person or public body is not entitled to appeal the decision.

If a person or public body does not make oral submissions at a public meeting or make written submissions to the City of London before the proposed official plan amendment is adopted, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Land Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to add the person or public body as a party.

If a person or public body would otherwise have an ability to appeal the decision of the Council of the Corporation of the City of London to the Ontario Land Tribunal but the person or public body does not make oral submissions at a public meeting or make written submissions to the City of London before the by-law is passed, the person or public body is not entitled to appeal the decision.

If a person or public body does not make oral submissions at a public meeting or make written submissions to the City of London before the by-law is passed, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Land Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

For more information go to <https://olt.gov.on.ca/appeals-process/forms/>.

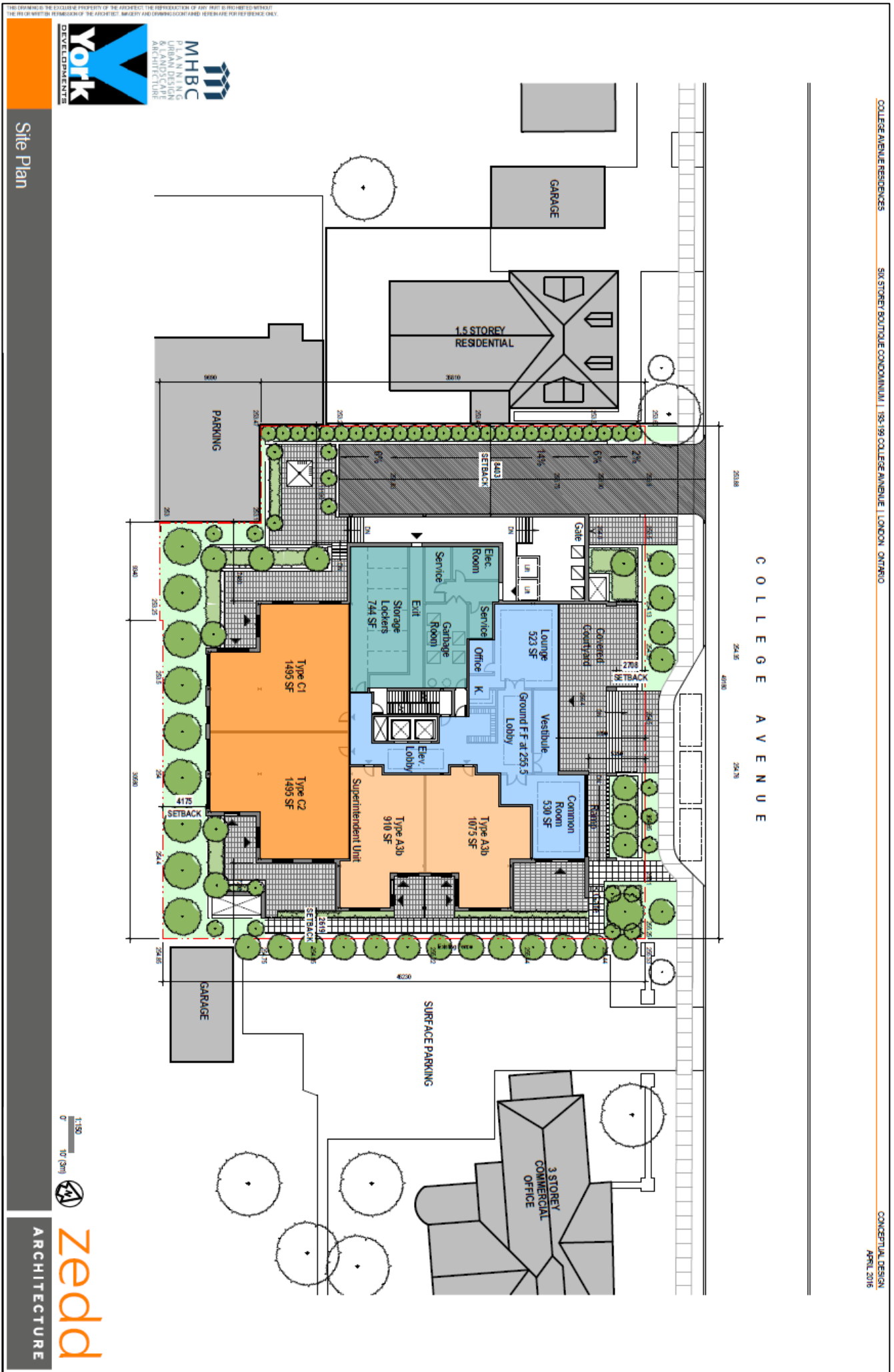
Notice of Collection of Personal Information

Personal information collected and recorded at the Public Participation Meeting, or through written submissions on this subject, is collected under the authority of the Municipal Act, 2001, as amended, and the Planning Act, 1990 R.S.O. 1990, c.P.13 and will be used by Members of Council and City of London staff in their consideration of this matter. The written submissions, including names and contact information and the associated reports arising from the public participation process, will be made available to the public, including publishing on the City's website. Video recordings of the Public Participation Meeting may also be posted to the City of London's website. Questions about this collection should be referred to Evelina Skalski, Manager, Records and Information Services 519-661-CITY(2489) ext. 5590.

Accessibility

The City of London is committed to providing accessible programs and services for supportive and accessible meetings. We can provide you with American Sign Language (ASL) interpretation, live captioning, magnifiers and/or hearing assistive (t coil) technology. Please contact us at plandev@london.ca by May 15, 2024 to request any of these services.

Site Concept



The above image represents the applicant's proposal as submitted and may change.

Building Renderings



Perspective looking Southwest from College Avenue



Perspective looking Northwest (Back of Site)

The above images represent the applicant's proposal as submitted and may change.

Dear Jerri: There is a very short report from Stewardship for the next CACP agenda:

'The Designating by-law for the African Methodist Episcopalian Chapel (formerly the Fugitive Slave Chapel) at 432 Grey St is to be repealed since the building has now been moved to the Fanshawe Pioneer Village. There were some questions regarding this. In particular relating to the fact that none of the buildings in the Village carry a Designation.'

I'm sorry that I won't be at the next CACP meeting.

Thanks!
Maggie

Report to Community Advisory Committee on Planning

To: Chair and Members
Community Advisory Committee on Planning
From: Kyle Gonyou, RPP, MCIP, CACP
Manager, Heritage and Urban Design
Subject: Repeal of Heritage Designating By-Law for the Property at
432 Grey Street, Ward 13
Date: May 8, 2024

Recommendation

Pursuant to Section 7(1) subparagraph 4i of *Ontario Regulation 385/21*, repeal of the by-law designating the property located at 432 Grey Street is being recommended because the property no longer has cultural heritage value or interest as the result of removal of the building on 432 Grey Street to Fanshawe Pioneer Village.

Executive Summary

In November 2022, the African Methodist Episcopal Church (formerly referred to as the Fugitive Slave Chapel) was relocated from 432 Grey Street to the Fanshawe Pioneer Village. The primary heritage attribute of the property at 432 Grey Street was the African Methodist Episcopal Church building, and with the building's removal, the property no longer has cultural heritage value or interest. Pursuant to Section 7(1) subparagraph 4i of *Ontario Regulation 385/21*, if a property no longer has cultural heritage value or interest as the result of removal of a building from the property, Municipal Council shall pass a by-law to repeal the by-law designating the property under Section 29 of the *Ontario Heritage Act*. Therefore, the heritage designating by-law for the property at 432 Grey Street should be repealed.

Analysis

1.0 Background Information

1.1 Previous Reports Related to this Matter

- Report to Planning and Environment Committee, Request to Remove the Fugitive Slave Chapel from the Heritage Designated Property at 432 Grey Street to the Fanshawe Pioneer Village, July 25, 2022 (pp226-267): <https://pub-london.escribemeetings.com/FileStream.ashx?DocumentId=93936>
- Report to the Planning and Environment Committee. "Passage of Heritage Designating By-law for 432 Grey Street." March 18, 2019.
- Report the London Advisory Committee on Heritage. "Request for Designation of 432 Grey Street by the Trustees of the London Congregation of the British Methodist Episcopal Church in Canada." September 12, 2018.
- Report to the Planning and Environment Committee. "Repeal of By-law L.S.P.-3432-10, 275 Thames Street." February 1, 2016.
- Report to the London Advisory Committee on Heritage. "Repeal of by-law L.S.P.-3432-10, 275 Thames Street." October 14, 2015.
- Report to the London Advisory Committee on Heritage. "Heritage Alteration Application by City of London, 275 Thames Street (Fugitive Slave Chapel)." May 14, 2014.
- Report to Planning and Environment Committee. "Fugitive Slave Chapel Update." December 10, 2013.
- Report to Planning and Environment Committee. "Notice of Intent to Designate 275 Thames Street." September 24, 2013.
- Report to Planning and Environment Committee. "City of London Zoning Review 432 Grey Street." Z-8200. August 20, 2013.

- Report to Planning and Environment Committee. “275, 277 & 281 Thames Street Status Update.” June 18, 2013.
- Report to Planning and Environment Committee. “Demolition Requests – Heritage Properties, Aboutown Transportation Limited, 275, 277 & 281 Thames Street.” April 23, 2013.

1.2 Property Location

The property at 432 Grey Street is located on the north side of Grey Street between Colborne Street and Maitland Street (Appendix A) and it is owned by the British Methodist Episcopal Church. The British Methodist Episcopal Church also owns the adjacent heritage designated property at 430 Grey Street, Beth Emanuel Church.

1.3 Cultural Heritage Status

The property at 432 Grey Street is designated under Part IV of the *Ontario Heritage Act* by By-law No. L.S.P.-3480-98; the heritage designating by-law was passed in 2019 and is registered on the title of the property. The primary heritage attribute of the property at 432 Grey Street is the African Methodist Episcopal Church (formerly referred to as the Fugitive Slave Chapel) building.

1.4 Description

The African Methodist Episcopal Church (ca. 1848) is a one-storey, wood-framed structure built in the vernacular style (Appendix B). The building originally functioned as a place of worship for its congregation at its original location at 275 Thames Street. In later years, the building was subsequently converted to residential purposes. In November 2014, the building was moved to 432 Grey Street, a vacant parcel adjacent to the Beth Emanuel Church to which it is connected to historically as a “descendent church.” The new foundation built to support the relocated church building remains on the property at 432 Grey Street and is enclosed by safety fencing.

1.5 History

For a history of the African Methodist Episcopal Church and its former location at 275 Thames Street, please refer to the following report:

- Report to Planning and Environment Committee, Request to Remove the Fugitive Salve Chapel from the Heritage Designated Property at 432 Grey Street to the Fanshawe Pioneer Village, July 25, 2022: <https://pub-london.escribemeetings.com/FileStream.ashx?DocumentId=93936>

1.6 Fanshawe Pioneer Village – Relocation and Restoration

Since its relocation to the property at 432 Grey Street in November 2014, efforts to restore the African Methodist Episcopal Church did not materialize due to costs and other constraints not previously considered. Together in 2021, the British Methodist Episcopal Church and The London and Middlesex Heritage Museum began exploring the feasibility of relocating the building to the Fanshawe Pioneer Village. A Steering Committee was formed and throughout 2021 and into 2022, the Committee worked with the community in support of the potential relocation. On August 2, 2022, Municipal Council approved the relocation of the building with the following terms and conditions to ensure conservation of the building (3.3/13/PEC):

a) prior to the removal of the building, a Conservation Plan shall be prepared by the applicant and submitted to the satisfaction of the Director, Planning and Development, articulating how the heritage attributes of the Fugitive Slave Chapel will be conserved following its removal from the property at 432 Grey Street.

On August 12, 2022, a Conservation Plan was submitted and accepted by the City which satisfied the above terms and conditions. The significant heritage attributes of the African Methodist Episcopal Church were preserved through a period restoration – to its appearance circa 1850 – adhering to a high standard of heritage conservation, using only historically appropriate materials and forms, with only modest and discrete modern intervention.

An unveiling event on July 20, 2023, at Fanshawe Pioneer Village, officially opened the African Methodist Episcopal Church to the public. Since then, the restoration of the building has been recognized by several awards including the 2024 London Heritage Award and the 2023 Lieutenant Governor's Ontario Heritage Award. As well, the project architect, John Rutledge, was the recipient of the Peter Stokes Restoration Award from the Architectural Conservancy Ontario (2024).

1.7 Request to Repeal the Designating By-law for the Property at 432 Grey Street

Written notice was received from the property owner of 432 Grey Street, British Methodist Episcopal Church, on March 8, 2024, requesting that the heritage designating by-law for 432 Grey Street be repealed. The following was received as part of the application:

- Minutes of the British Methodist Episcopal Church, re: GCSC Meeting on January 21, 2024.
- Written Confirmation of the Trustees re: request to repeal the designating by-law for 432 Grey Street (February 18, 2024).
- Property Title Search (Land Registry Office, March 15, 2021).
- 432 Grey Street, re: Google Street view with Fugitive Slave Chapel on property (Google Maps, July 2019).
- Property Donation Agreement, between the British Methodist Episcopal Church "donor" and the London & Middlesex Heritage Museum – Fanshawe Pioneer Village "recipient" (May 5, 2022).
- Voluntary Deed of Gift of Property, from the British Methodist Episcopal Church to the London & Middlesex Heritage Museum – Fanshawe Pioneer Village (November 22, 2022).
- Photos showing the relocation of the Chapel to Fanshawe Pioneer Village (Pastor Searles, November 22, 2022).

2.0 Discussion and Considerations

2.1 Legislative and Policy Framework

Cultural heritage resources are recognized for the value and contributions that they make to our quality of life, sense of place, and tangible link to our shared past. Cultural heritage resources are to be conserved as per the fundamental policies in the *Provincial Policy Statement (2020)*, the *Ontario Heritage Act*, and *The London Plan*. It is important to recognize, protect, and celebrate our cultural heritage resources for future generations.

2.1.1 Provincial Policy Statement

Heritage conservation is a matter of provincial interest (Section 2.d, *Planning Act*). The *Provincial Policy Statement (2020)* promotes the wise use and management of cultural heritage resources and directs that "significant built heritage resources and significant cultural heritage landscapes shall be conserved" (Policy 2.6.1).

"Significant" is defined in the *Provincial Policy Statement (2020)* as, "resources that have been determined to have cultural heritage value or interest." Further, "processes and criteria for determine cultural heritage value or interest are established by the Province under the authority of the Ontario Heritage Act."

Additionally, "conserved" means, "the identification, protection, management and use of built heritage resources, cultural heritage landscapes and archaeological resources in a manner that ensures their cultural heritage value or interest is retained."

2.1.2 Ontario Heritage Act

Section 29 of the *Ontario Heritage Act* enables municipalities to designate properties to be of cultural heritage value or interest.

Section 34 of the *Ontario Heritage Act* describes the process to remove a building or structure from a heritage designated property. Should Municipal Council consent to the removal of a building or structure from a heritage designated property, Section 34.3(1)

of the *Ontario Heritage Act* prescribes steps or actions that Municipal Council shall take. These prescribed steps or actions are described in *Ontario Regulation 385/21*.

2.1.3 Ontario Regulation 385/21

Should Municipal Council under Section 34.3(1) of the *Ontario Heritage Act*, consent to the removal of a building or structure from a heritage designated property, and after the demolition or removal of a building, structure or is complete, under Section 7(1) subparagraph 1 of *Ontario Regulation 385/21*, Municipal Council shall in consultation with the municipal heritage committee, make one of the following determinations:

- i. The property continues to have cultural heritage value or interest and, despite the demolition or removal, the statement explaining the cultural heritage value or interest of the property and the description of the heritage attributes of the property are accurate and do not need to be amended.*
- ii. The property continues to have cultural heritage value or interest but, as a result of the demolition or removal, the statement explaining the cultural heritage value or interest of the property or the description of the heritage attributes of the property is no longer accurate and needs to be amended.*
- iii. The property no longer has cultural heritage value or interest as a result of the demolition or removal.*

If it has been determined under Section 7(1), subparagraph 1.iii, that a property designated under Section 29 of the *Ontario Heritage Act* no longer has cultural heritage value or interest as a result of a demolition or removal, Section 7(1) subparagraph 4 i and ii of *O. Reg 385/21* prescribes the following steps:

- i. the council shall pass a by-law to repeal the by-law or the part thereof designating the property under section 29 of the Act, and*
- ii. the clerk of the municipality shall,*
 - A. ensure that a copy of the repealing by-law is served on the owner of the property,*
 - B. publish notice of the repealing by-law in a newspaper having general circulation in the municipality,*
 - C. ensure that a copy of the repealing by-law is registered against the property affected by the repealing by-law in the appropriate land registry office and that a copy of the registered repealing by-law is served on the Trust, and*
 - D. ensure that any reference to the property is deleted from the register referred to in subsection 27 (1) of the Act.*

Under Section 7(1) subparagraph 5, i-iii of *O. Reg 385/21*, if a building or structure mentioned in Section 7(1) is moved to another property, Municipal Council shall determine, in consultation with the municipal heritage committee, if the other property meets the criteria for designation per *O. Reg. 9/06*. If determined it meets 9/06 criteria, Municipal Council may pass a by-law designating the other property to be of cultural heritage value or interest.

3.0 Financial Impact/Considerations

None.

4.0 Key Issues and Considerations

Following the removal of the African Methodist Episcopal Church from the heritage designated property at 432 Grey Street, staff are required to bring forward a subsequent report regarding the property's heritage designation under Section 7(1) subparagraph 1 of *Ontario Regulation 385/21*.

4.1 Does the Property at 432 Grey Street Continue to have Cultural Heritage Value or Interest?

The primary heritage attribute of the property at 432 Grey Street is the African Methodist Episcopal Church. With its relocation to Fanshawe Pioneer Village, the property at 432 Grey Street no longer holds any cultural heritage value or interest.

4.2 Process to Repeal Designating By-law

Because the property at 432 Grey Street no longer holds any cultural heritage value or interest, under Section 7(1), subparagraph 4.i of *Ontario Regulation 385/21*, Municipal Council should consider passing a by-law to repeal the designating by-law for the property at 432 Grey Street. Further steps required as part of the repeal process are outlined in Section 7(1) subparagraph 4.ii of *Ontario Regulation 385/21*. [See 2.1.3 *Ontario Regulation 385/21*].

Designation of the property at Fanshawe Pioneer Village, the relocated site of the African Methodist Episcopal Church, is not being considered under Section 7(1) subparagraph 5, i-iii of *O. Reg 385/21*.

4.3 Fanshawe Pioneer Village

Since its establishment in 1959, the Fanshawe Pioneer Village has been the steward of London and Middlesex County's significant built heritage resources. The Fanshawe Pioneer Village is committed to the continued conservation of the African Methodist Episcopal Church and will be responsible for the building's care and maintenance. The Fanshawe Pioneer Village, through its Conservation Policy, Site Operating Procedures, and other museum standards, has the capacity and expertise to protect and preserve the building. To support the interpretation of the African Methodist Episcopal Church, the Fanshawe Pioneer Village has established an education and interpretation committee to ensure that the African Methodist Episcopal Church, and Black histories more generally, are interpreted accurately and in consultation with appropriate community partners.

4.4 Commemoration

Culture Services, Heritage staff in Planning and Development, and local heritage researchers continue to collaborate on the research and design of cultural heritage interpretive signage to commemorate the Thames Street neighbourhood and the original location of the African Methodist Episcopal Church at 275 Thames Street. Currently the proposed content will reference the history of the neighbourhood's residents as well as significant eras in the history and development of the area, including Indigenous histories, Black settlement, the industrialization of the area, the mid/late-20th century, and the present era.

Conclusion

The African Methodist Episcopal Church (formerly referred to as the Fugitive Slave Chapel) was relocated from 432 Grey Street to Fanshawe Pioneer Village. At Fanshawe Pioneer Village, the African Methodist Episcopal Church will be preserved and interpreted for future generations.

With the relocation of the building, the property at 432 Grey Street no longer has cultural heritage value or interest. In accordance with Section 7, *Ontario Regulation 385/21*, By-law No. L.S.P.-3480-98 should be repealed.

Prepared by: Laura E. Dent, M. Arch, PhD, MCIP, RPP
Heritage Planner

Reviewed by: Kyle Gonyou, RPP, MCIP, CAHP
Manager, Heritage and Urban Design

cc Kevin Edwards, Manager, Community Planning

Appendices

Appendix A Property Location

Appendix B Images

Appendix C Heritage By-law Amendment

Selected Sources

“2023 Lieutenant Governor’s Ontario Heritage Awards Recognize Exceptional Ontarians,” Media Release (February 22, 2024). Retrieved from [Ontario Heritage Trust | 2023 Lieutenant Governor’s Ontario Heritage...](#)

Corporation of the City of London. n.d. Property files: 432 Grey Street.

Corporation of the City of London. (2022, December 9). *Register of Cultural Heritage Resources*. London, ON.

Architectural Conservancy Ontario – London Region and the Heritage London Foundation *London Heritage Awards – 2024* (April 11, 2024).

Ontario Heritage Act, (current, December 4, 2023). Retrieved from e-Laws website <https://www.ontario.ca/laws/statute/90o18>

O. Reg. 385/21, (current, January 1, 2023) Retrieved from e-Laws website [O. Reg. 385/21: GENERAL \(ontario.ca\)](#)

Appendix A – Property Location



Figure 1: Map showing the location of the property at 432 Grey Street.

Appendix B – Images



Image 1: View of the property at 432 Grey Street, facing north, with the African Methodist Episcopal Church positioned adjacent to Beth Emanuel Church.



Image 2: View looking east along Grey Street, of the African Methodist Episcopal Church in transit, being moved from 432 Grey Street to Fanshawe Pioneer Village.



Image 3: Full restoration of the African Methodist Episcopal Church now relocated at the Fanshawe Pioneer Village (June 30, 2023) courtesy of Dawn Miskelly, Executive Director, Fanshawe Pioneer Village.



Image 4: Current view of the property at 432 Grey Street, facing north, now vacant adjacent to Beth Emanuel Church.

Hello,

I have been instructed by Mike Greguol, Heritage Planner, to make contact in order to initiate the process of obtaining a heritage designation for the barn at 1494 Commissioners Rd W.

I reside at 2 Chestnut Hill, London, ON N6K 4J3, Canada, which backs on to this property.

I have been made aware that the barn has been on the property since 1929. It was originally located at the site of the Byron public library and part of the Halls Mill settlement. An article regarding the property was featured in the January 2024 edition of the Byron Villager. See attached.

Recently, a rezoning application for this property was refused by city council. I am concerned that if future attempts to rezone this property are successful, this barn will be demolished.

I feel that this barn traces back to the origins of this part of the city and is part of Byron's agricultural heritage. Therefore, I request the barn be evaluated for a historical designation.

Looking forward to hearing from you.

Matthew Parezanovic

Heritage Planners' Report to CACP: May 8, 2024

1. Heritage Alteration Permits processed under Delegated Authority By-law:
 - a) 75 Blackfriars Street (BP HCD) – Front addition;
 - b) 781 Waterloo Street (BH HCD) – Front porch replacement;
 - c) 239 Wortley Road (WV-OS HCD) – Amendment – Front porch replacement;
 - d) 538 Colborne Street (WW HCD) – Amendment – Front porch replacement, side windows replacement;
 - e) 440 Grey Street (By-law No. L.S.P.-3475-127) – Two-storey rear addition
 - f) 122 Elmwood Avenue East (WV-OS HCD) – Front window replacements;
 - g) 4402 Colonel Talbot Road (By-law No. L.S.P.3471-20) – Amendment – Window size, parapet, masonry;
 - h) 365 Queens Avenue (WW HCD) – Driveway widening, landscaping.

2. Review of Delegated Authority By-law

Upcoming Heritage Events

- Mother's Day Botanical Market – Eldon House Courtyard and Interpretive Centre
 - Sunday May 12, 2024, 10:00am – 4:00pm (By Donation)
 - <https://eldonhouse.ca/product/mothers-day-botanical-market/>

- Ontario Heritage Conference 2024 – Gravenhurst, ON
 - Thursday, June 13 – Saturday, June 15, 2024
 - Registration now open: <https://www.gravenhurst.ca/en/explore-and-play/2024-ontario-heritage-conference.aspx#Register-for-the-Conference>

- London and Middlesex Historical Society
 - Upcoming meetings and events: <https://www.londonhistory.org/lmhs-meetings>

- Geranium Heritage House Tour – Elmwood Excursion
 - Sunday June 2, 2024, 12:00pm-5:00pm
 - <https://acolondon.ca/events/2024/4/12/geranium-heritage-house-tour-elmwood-excursion>

2024 Geranium Heritage House Tour

ELMWOOD EXCURSION

Sunday, June 2 12:00 – 5:00



Self-guided architectural walking tour - starting at
Elmwood Ave. Presbyterian Church

Tickets: \$25 advance, \$30 on tour day (includes refreshments)
available at Tuckey Home Hardware, Jill's Table, Featherfields
and online at www.acolondon.ca

Presented by Architectural Conservancy Ontario – London Branch