

Agenda

Community Advisory Committee on Planning

1st Meeting of the Community Advisory Committee on Planning

April 17, 2025, 12:00 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.

Pages

1. Call to Order

1.1 Disclosures of Pecuniary Interest

1.2 Election of Chair and Vice Chair

2. Scheduled Items

2.1 12:05 PM Elizabeth Hunt, Manager, Legislative Services re Orientation

Note: The Clerk's Office Orientation will be included on the Added Agenda.

2.2 Accessibility for Ontarians with Disabilities Act (AODA) Customer Service Training Video

Committee Clerk will show the AODA recorded presentation at the meeting.

2.3 Respectful Workplace Training Video

Committee Clerk will show the Respectful Workplace Training video at the meeting.

3. Consent

4. Sub-Committees and Working Groups

5. Items for Direction

5.1 Heritage Planner's Report

Note: The Heritage Planner's Report will be included on the Added Agenda.

5.2 PriorityListed Properties & Annual Work Plan Discussion

6. Adjournment

Hello Committee Members,

Returning members will be aware of this context, but for the benefit of new members, please see attached the Listed Properties Work Plan, which was approved by Council in the previous CACP term.

I am pleased to report that I received a good amount of feedback from the community through the “Phase 1” outreach.

Consistent with the schedule in the Work Plan, I propose that the CACP move to “Phase 2” and establish a working group to narrow down a list of priority designation candidates for consideration and suggest the following motion:

“That a Priority Listed Properties Working Group be established pursuant to Phase 2 of the CACP Listed properties Work Plan, comprised of the following members:

...”

I would encourage members to consider whether you would like to serve on the Working Group, and also note that the CACP can appoint non-members to this Working Group.

Lastly, I invite fellow committee members to think about any projects or items they would like to see included in a broader CACP Annual Work Plan. This could include things like:

1. Continue to provide recommendations to council on matters within our traditional mandate (heritage alteration permit issues, demolitions, etc.)
2. Continue our work on the Listed Properties Work Plan
3. If and how best to provide recommendations and feedback re: other planning matters (Urban Design etc.)

Generally I suggest we have an open and informal discussion about what we’d like to see the committee work on this year, with a view to preparing (and providing to Council for approval) a more formal work plan at a subsequent CACP meeting.

Kind regards,

Jean-Marc Metrailler

Listed Properties Work Plan (Already Approved last Term)

Hello CACP,

Please see below for your consideration a draft motion re: Listed Properties. As discussed at our last meeting, I have now discussed this topic with the PEC Chair and Vice-Chair. I believe this (or something roughly along these lines) will be supported – and will improve (though not guarantee) the odds of this being a productive exercise going forward.

I will be pleased to share more at our meeting.

Jean-Marc

...

WHEREAS thousands of properties listed on London's Register of Cultural Heritage Resources are set to be de-listed on January 1, 2027 pursuant to provincial legislation.

AND WHEREAS those properties will lose heritage protection (can be altered or demolished without heritage approval) unless they are designated, to the potential detriment of community stakeholders with interests in the preservation of those properties.

The Community Advisory Committee on Planning REQUESTS that Planning and Environment Committee and Municipal Council approve the following *Listed Properties Work Plan*.

Listed Properties Work Plan - CACP

Phase 1 – Broad Identification of Listed Properties of Community Interest

On the understanding that it would not be feasible for the CACP, as a small group of volunteers, to review every property on the Register to rank objective heritage value, the focus of this Work Plan is to identify and prioritize Listed Properties that are of *real practical importance to interested communities*.

As such the CACP, through its Chair and Members as appropriate, will engage in outreach including but not limited to:

- a) neighbourhood associations
- b) service clubs (Lyons, Optimist, etc.)
- c) relevant communities of interest (ie. indigenous Londoners, veterans' groups, ethnic, religious, charitable or educational associations with known ties to heritage properties)

The Phase 1 list is not intended to be used as a basis to direct staff resources, make targeted contacts of property owners directly, or to indicate support or opposition to designation. Rather, the intent is simply to cast a wide net, and to create a broad list of properties in London that are:

1. currently Listed on the Register and are set to be delisted on January 1, 2027; and
2. are believed to be of importance and interest to community stakeholders.

Properties on the Phase 1 list may be identified directly by stakeholders via outreach, or referred by the CACP and its Members.

It is intended that substantial outreach efforts and Phase 1 list will be completed no later than the end of March, 2025.

Phase 2 – Identification of Priority Properties for Designation Consideration

Upon substantial completion of Phase 1, the CACP will establish a Working Group comprised of CACP members (and non-member resources if approved by CACP). The Working Group will have the goal of identifying a narrower list of no more than approximately 10 properties,¹ that the CACP may recommend for designation consideration based upon:

1. the level and nature of community support for preservation;
2. whether there is existing evidence of risk of demolition or alteration when property is delisted (ie. history of “demolition by neglect” or other property standard concerns);
3. whether two (and *ideally more than two*) of the criteria of O. Reg 9/06 are satisfied;
4. whether the property is underrepresented in London's existing stock of designated properties, noting that modernist architecture has been identified by the CACP;
5. whether designation would be expected to substantially interfere with known planned development(s) in the public interest (for example, anticipated public works/transit projects), in which case inclusion is to be avoided.

The Phase 2 list will be completed by the Working Group and targeted for approval by the CACP no later than its June, 2025 meeting.

¹ A number selected based on consultation with staff as an upper limit of the number of properties that could be conceivably be considered for designation within the contemplated timeline.

Phase 3 – Presentation of the Priority Listed Properties List to PEC and Municipal Council

The Phase 2 list of Priority Listed Properties is intended to be presented to PEC and Municipal Council in the Summer of 2025. The intent of the list will be to identify, with explanations based on the criteria above, properties (if any) that the CACP recommends as worthy of consideration for designation.

It will be within the total discretion of PEC and Municipal Council as to the action they will wish to take with respect to such identified properties at that time. The CACP suggests that next steps could include requesting more formal reporting from heritage staff and consultation between the City and potentially affected property owners, with the support of the CACP as requested.

Depending on the results of Phase 3 (ie. direction from PEC or Municipal Council), the CACP will consider its role on this matter going forward, including whether another “round” of outreach and recommendations is appropriate or desired in advance of January 1, 2027.