

# Community Advisory Committee on Planning Report

11th Meeting of the Community Advisory Committee on Planning  
November 13, 2024

Attendance                   PRESENT: J.M. Metrailler (Chair), M. Bloxam, I. Connidis, J. Dent, J. Gard, A. Johnson, M. Rice, M. Wallace, K. Waud, M. Whalley, M. Wojtak and J. Bunn (Committee Clerk)

ABSENT: M. Ambrogio, S. Jory and S. Singh Dohil

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 M. Bloxam, I. Connidis, J. Dent, A. Johnson, M. Whalley and M. Wotjak were in remote attendance.

## 1. Call to Order

### 1.1 Disclosures of Pecuniary Interest

That it BE NOTED that no pecuniary interests were disclosed.

## 2. Scheduled Items

None.

## 3. Consent

### 3.1 10th Report of the Community Advisory Committee on Planning

That it BE NOTED that the 10th Report of the Community Advisory Committee on Planning, from the meeting held on October 9, 2024, 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 the meeting held on October 30, 2024, was received.

## 5. Items for Direction

### 5.1 Request to Remove the Heritage Listed Property at 1927 Richmond Street from the Register of Cultural Heritage Resources

That it BE NOTED that the Community Advisory Committee on Planning (CACP) reviewed a staff report, dated November 13, 2024, with respect to a Request to Remove the Heritage Listed Property at 1927 Richmond Street from the Register of Cultural Heritage Resources, and the CACP supports the staff recommendation.

### 5.2 Demolition Request for the Property Located at 93 King Street, Downtown Heritage Conservation District

That it BE NOTED that the Community Advisory Committee on Planning (CACP) reviewed a staff report, dated November 13, 2024, with respect to a Demolition Request for the Property Located at 93 King Street,

Downtown Heritage Conservation District, and the CACP supports the staff recommendation.

5.3 Heritage Planners' Report

That it BE NOTED that the Heritage Planners' Report, dated November 13, 2024, was received.

5.4 (ADDED) Listed Properties Work Plan

That the Planning and Environment Committee BE REQUESTED to approve the attached Community Advisory Committee on Planning Listed Properties Work Plan.

**6. Adjournment**

That the meeting BE ADJOURNED.

The meeting adjourned at 6:13 PM.

## *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,<sup>1</sup> that the CACP may recommend for designation consideration based upon:

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<sup>1</sup> 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.

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.

### **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.