

## Report to Planning and Environment Committee

**To:** Chair and Members  
Planning and Environment Committee  
**From:** Scott Mathers, MPA, P.Eng.  
Deputy City Manager, Housing and Community Growth  
**Subject:** 2024 Annual Heritage Report  
**Date:** February 19, 2025

## Recommendation

That, on the recommendation of the Director, Planning and Development, the following report **BE RECEIVED**.

## Executive Summary

The purpose of this report is to provide Municipal Council with information regarding activities in 2024 on the heritage planning program, including information regarding archaeology, the Register of Cultural Heritage Resources, heritage property designations, Heritage Alteration Permits, demolition requests, and municipally owned heritage properties.

## Linkage to the Corporate Strategic Plan

This recommendation supports the following 2023-2027 Strategic Plan areas of focus:

- London has safe, vibrant, and healthy neighbourhoods and communities.
  - Londoners have a strong sense of belonging and sense of place.
    - Create cultural opportunities that reflects arts, heritage, and diversity of community.
- The City of London is trusted, open, and accountable in service of the community.
  - Londoners have trust and confidence in their municipal government.
    - Measure and regularly report to Council and the community on the City's performance.

## Analysis

### 1.0 Background Information

#### 1.1 Previous Reports Related to this Matter

2023 Annual Heritage Report to Planning and Environment Committee: <https://pub-london.escribemeetings.com/filestream.ashx?DocumentId=106862>

### 2.0 Discussion and Considerations

#### 2.1 Legislative Changes

Since the amendments to the *Ontario Heritage Act* that came into force and effect as a part of Bill 108 in 2021, heritage legislation in Ontario has continued to undergo change. In 2024, further legislative changes have resulted in additional adjustments to the City's implementation of the *Ontario Heritage Act*.

On June 6, 2024, Bill 200 received Royal Assent that brought further changes to the *Ontario Heritage Act* in 2024 including an extension to the timeline limitation for heritage listed properties. Non-designated properties listed on the City's Register of Cultural Heritage Resources can remain listed until January 1, 2027, at which time the properties would be automatically removed. There is a 5-year prohibition on re-listing a non-designated property on the Register. Non-designated properties listed on the Register do not require Heritage Alteration Permit approval, but there is a formal review

process to consider a demolition request for a building or structure on a heritage listed property.

Also in 2024, Bill 139, *Less Red Tape, More Common Sense Act*, was proclaimed on July 1, 2024 that included amendments to the *Ontario Heritage Act* affecting heritage designated places of worship. There have been no Heritage Alteration Permit applications for heritage designated places of worship that have been affected by this legislative change.

During 2024, staff have continued to implement the new legislation process brought about through Bill 108 related to “Prescribed Events”. There were four (4) planning applications that were “Prescribed Events” under this legislative framework. This required consideration of the potential cultural heritage value of a resource on those properties within the first 90-days of the planning application, resulting in staff recommendations to designate one of those properties; the property at 1458 Huron Street was ultimately designated under the *Ontario Heritage Act*. The City and the property owner for one of the Prescribed Events agreed to extend the 90-day timeline to further discuss the potential designation of the property under the *Ontario Heritage Act*.

## **2.2 Archaeology**

In 2024, 298 archaeological assessments (cumulative total of 1,943 hectares) were received and updated on the archaeological potential model. Most of these archaeological assessments were received as part of a planning application and are used to continuously update the archaeological potential model.

## **2.3 Register of Cultural Heritage Resources**

The Register of Cultural Heritage Resources is an important reference tool – identifying the cultural heritage status of properties in London, including all heritage designated properties and heritage listed (non-designated) properties. The proactive identification of resources of potential cultural heritage value (non-designated properties) acts as an important flag to ensure those resources are further studied and evaluated prior to a major change like redevelopment or a demolition.

At the end of 2024, the City of London has:

- 3,956 heritage designated properties, including:
  - 3,611 properties in one of London’s seven Heritage Conservation Districts designated pursuant to Part V, *Ontario Heritage Act*
  - 103 properties designated pursuant to both Parts IV and V, *Ontario Heritage Act*
  - 242 properties designated pursuant to Part IV, *Ontario Heritage Act*
- 2,189 heritage listed properties, including:
  - One cultural heritage landscape.

In total, there are 6,145 heritage listed properties and heritage designated properties included on the City of London’s Register of Cultural Heritage Resources.

No properties were added to the Register of Cultural Heritage Resources in 2024. In 2024, ten (10) properties were removed from the Register of Cultural Heritage Resources (see Section 2.7).

## **2.4 Individually Designated Heritage Properties**

In 2024, two (2) properties were individually designated under the *Ontario Heritage Act*:

- 244 Base Line Road East
- 247 Hall Mill Road
- 1458 Huron Street



Image 1: Blue City of London Heritage Property plaque affixed adjacent to the front doorway of the Tudor Revival house (built 1929) on the newly heritage designated property at 244 Base Line Road East.

These properties were included on the Register of Cultural Heritage Resources prior to their heritage designation.

The appeal regarding the heritage designation of the properties at 183 Ann Street and 197 Ann Street is still before the Ontario Land Tribunal (OLT).

The appeal regarding the heritage designation of the property at 247 Halls Mill Road has been resolved through settlement between the City and the property owner. The property at 247 Halls Mill Road is designated under Part IV, *Ontario Heritage Act*, by By-law No. L.S.P.-3522-19.

The heritage designating by-law for the property at 432 Grey Street was repealed by Municipal Council in 2024. The African Methodist Episcopal Chapel (formerly the Fugitive Slave Chapel), formerly located at 432 Grey Street, had been successfully relocated to the Fanshawe Pioneer Village in 2023.

## **2.5 Heritage Conservation Districts**

There are seven Heritage Conservation Districts in London designated pursuant to Part V, *Ontario Heritage Act*. No new Heritage Conservation Districts were designated in 2024.

## **2.6 Heritage Alteration Permits**

The decision-making process enabled through the Heritage Alteration Permit application works to ensure that the heritage attributes of a heritage designated property are appropriately protected and conserved during the process of change. Heritage Alteration Permit approval is required for an alteration to an individually designated heritage property if it is “likely to affect” any of the property’s heritage attributes or as determined by the Classes of Alterations defined in the applicable Heritage Conservation District plan.

In 2024, 102 Heritage Alteration Permits (HAPs) applications pursuant to the *Ontario Heritage Act* were received. Of these, 98% (100/102 Heritage Alteration Permits) were processed administratively pursuant to the Delegated Authority By-law (see Table 1 and

Figures 1-2). The Delegated Authority By-law enables staff to approve, or approve with terms and conditions, Heritage Alteration Permit application that comply with applicable policies and guidelines. Staff are not able to refuse a Heritage Alteration Permit application under the Delegated Authority By-law.

Table 1: Summary of Heritage Alteration Permits (HAP) by review type and year.

	Delegated Authority HAPs	Municipal Council HAPs	Total HAPs
<b>HAP applications (2024)</b>	100	2	102
<b>HAP applications (2023)</b>	97	8	105
<b>HAP applications (2022)</b>	89	14	103
<b>HAP applications (2021)</b>	70	16	86
<b>HAP applications (2020)</b>	64	16	80
<b>HAP applications (2019)</b>	111	16	127

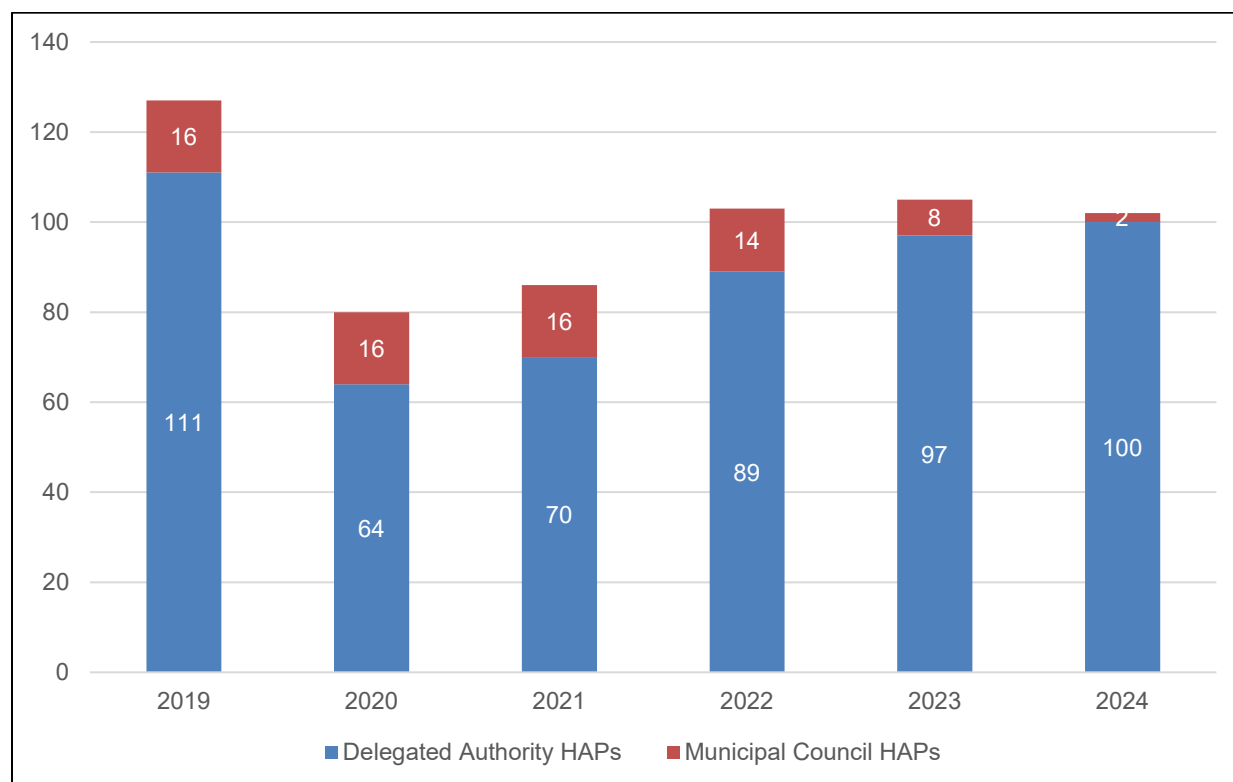


Figure 1: The proportion of Heritage Alteration Permit applications processed through the Delegated Authority By-law and those Heritage Alteration Permit applications requiring consultation with the CACP and a decision by Municipal Council since 2019.

Two (2) Heritage Alteration Permit application met at least one of the “Conditions for Referral” in the Delegated Authority By-law, thus requiring consultation with the Community Advisory Committee on Planning (CACP) and a decision of Municipal Council to approve, approve with terms and conditions, or refuse the application. One (1) Heritage Alteration Permit application was recommended for refusal by staff, which was subsequently approved by Municipal Council in 2024. The other Heritage Alteration Permit application was referred to the CACP as it accompanied a demolition request for a heritage designated property in a Heritage Conservation District, thereby automatically referred to the CACP and requiring a decision of Municipal Council.

The review of 100% of these Heritage Alteration Permit applications was completed within the provincially mandated timeline. See Appendix A for a list of Heritage Alteration Permits processed in 2024.

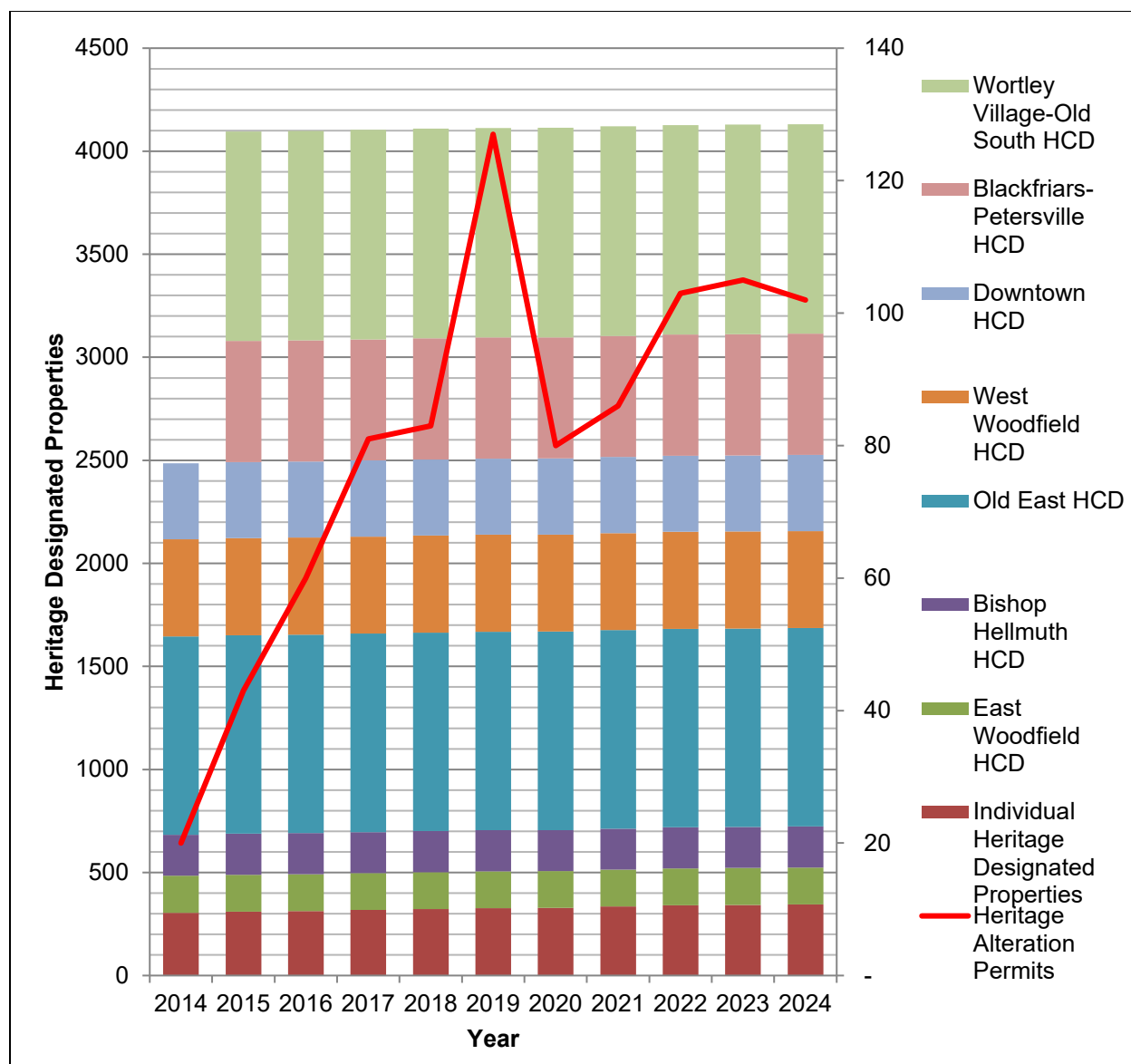


Figure 2: The number of heritage designated properties in London and the number of Heritage Alteration Permits by year.

Enforcing the requirements of the *Ontario Heritage Act* with respect to heritage designating by-laws and Heritage Alteration Permits for properties continues to be a challenge.

Five approvals pursuant to a Heritage Easement Agreement were sought for a single property in 2024: 39 Carfrae Street.

## 2.7 Demolition Requests

In 2024, there were 13 demolition requests for heritage listed properties and heritage designated properties. Each of these demolition requests required consultation with the CACP, a public participation meeting at Planning and Environment Committee, and a decision of Municipal Council.

Of the 13 demolition requests, 11 request were for non-designated properties listed on the Register of Cultural Heritage Resources. Ten of those requests resulted in the removal of the property from the Register of Cultural Heritage Resources, which allowed the demolition to proceed; one property was retained on the Register of Cultural Heritage Resources. The following properties were removed from the Register of Cultural Heritage Resources by resolution of Municipal Council in 2024:

- 16 Wellington Road
- 26 Wellington Road
- 28 Wellington Road
- 30 Wellington Road
- 520 South Street
- 3810-3814 Colonel Talbot Road
- 773 Dundas Street
- 940 Dundas Street

- 243 Wellington Road
- 1163 Richmond Street
- 1927 Richmond Street

One demolition request was received for the heritage designated property at 93 King Street in the Downtown Heritage Conservation District. The demolition of the D-rated property was permitted with terms and conditions by Municipal Council at its meeting on December 17, 2024. No new building was proposed. The other demolition request was for the heritage designated property at 66 Blackfriars Street, a Contributing Resource in the Blackfriars/Petersville Heritage Conservation District. A decision of Municipal Council is anticipated on this demolition request/Heritage Alteration Permit application at its meeting on February 11, 2025.

Additionally, the Heritage Planners completed 121 Required Clearances for Demolition Permit forms in 2024.

## 2.8 Municipally Owned Heritage Properties

In cooperation with Facilities, Heritage Planning staff continued to support the lifecycle renewal of municipally owned heritage properties in 2024. Highlights include:

- Cedar roof maintenance at Flint Cottage
- Exterior paint testing at Eldon House
- Plaster ceiling restoration at Elsie Perrin Williams Estate



Image 2: Exterior paint test patches on the east exterior wall of the Servants' Quarters at Eldon House.

## Conclusion

The purpose of this report is to provide Municipal Council with information regarding activities in 2024 on the heritage planning program, including information regarding archaeology, the Register of Cultural Heritage Resources, heritage property designations, Heritage Alteration Permits, demolition requests, and municipally owned heritage properties (see Figure 3).

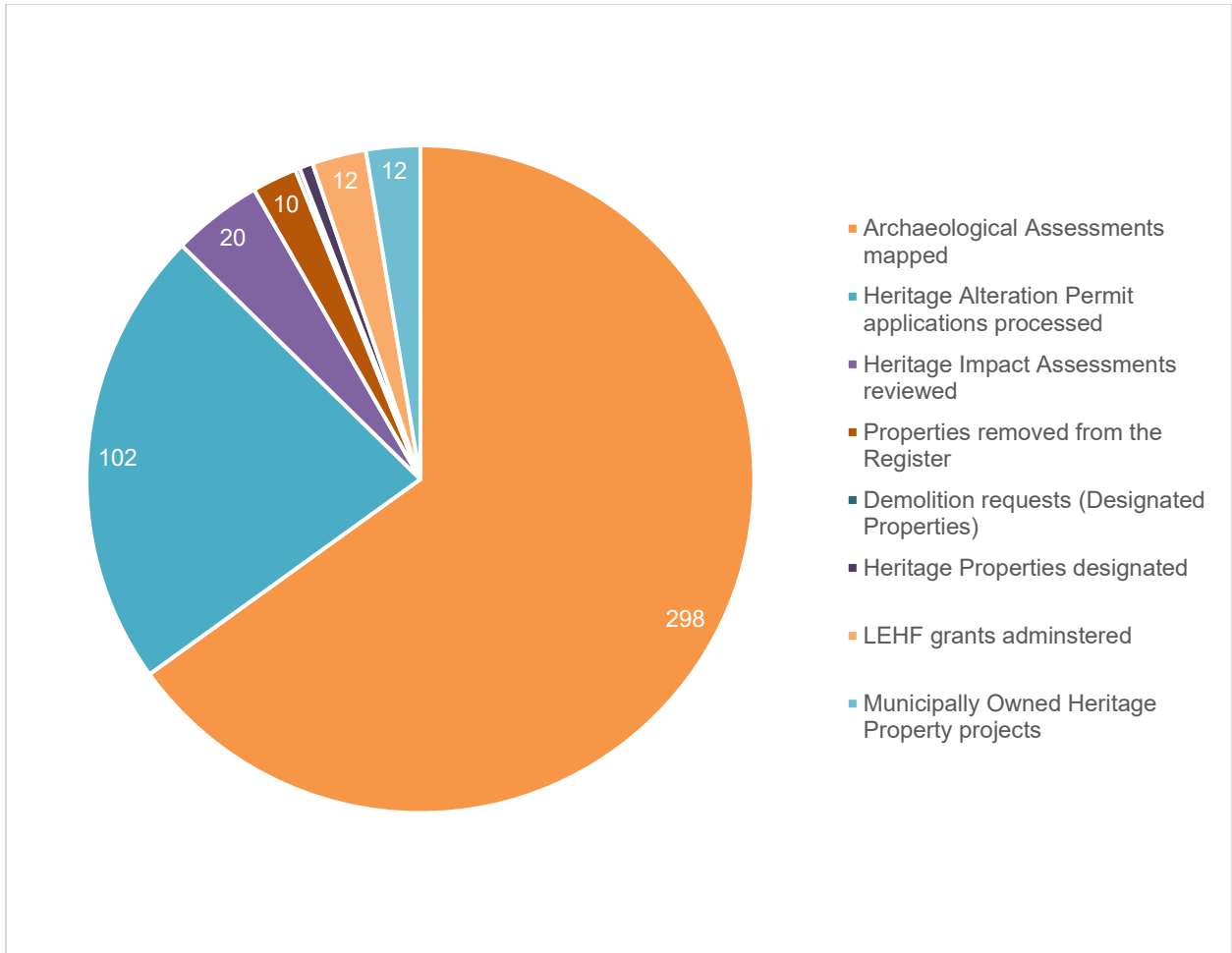


Figure 3: Summary highlight of the heritage planning program in 2024.

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**Manager, Community Planning**

**Recommended by:** Heather McNeely, RPP, MCIP  
**Director, Planning and Development**

**Submitted by:** Scott Mathers, MPA, P. Eng.  
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Appendix A Heritage Alteration Permit applications in 2024 by Review Type

## Appendix A – Heritage Alteration Permits

Heritage Alteration Permit applications processed in 2024 by review type:

### Municipal Council

- HAP24-017-L, 332 St James Street, Bishop Hellmuth HCD
- HAP24-079-L\*, 66 Blackfriars Street, Blackfriars/Petersville HCD

### Delegated Authority

- HAP24-001-D, 850 Highbury Avenue North, Part IV
- HAP24-002-D, 81 Blackfriars Street, Blackfriars/Petersville HCD
- HAP24-003-D, 238 Dundas Street, Downtown HCD
- HAP24-004-D, 75 Byron Avenue East, Wortley Village-Old South HCD
- HAP24-005-D, 31 St Andrew Street, Blackfriars/Petersville HCD
- HAP24-006-D, 87 Askin Street, Wortley Village-Old South HCD
- HAP24-007-D, 162 Wortley Road, Wortley Village-Old South HCD
- HAP24-008-D, 55 Askin Street, Wortley Village-Old South HCD
- HAP24-009-D, 850 Highbury Avenue North, Part IV
- HAP24-010-D, 441 Ridout Street North, Part IV/Downtown HCD
- HAP24-011-D, 239 Wortley Road, Wortley Village-Old South HCD
- HAP24-012-D, 188 Bruce Street, Wortley Village-Old South HCD
- HAP24-013-D, 51 Edward Street, Wortley Village-Old South HCD
- HAP24-014-D, 75 Blackfriars Street, Blackfriars/Petersville HCD
- HAP23-069-D-a, 68 Albion Street, Blackfriars/Petersville HCD
- HAP23-049-D-a, 647 Elias Street, Old East HCD
- HAP20-005-D-a, 391 South Street, Part IV
- HAP24-015-D, 781 Waterloo Street, Bishop Hellmuth HCD
- HAP24-011-D-a, 239 Wortley Road, Wortley Village-Old South HCD
- HAP23-085-D-a, 538 Colborne Street, West Woodfield HCD
- HAP24-016-D, 440 Grey Street, Part IV
- HAP24-018-D, 122 Elmwood Avenue East, Wortley Village-Old South HCD
- HAP24-019-D, 797 Dufferin Avenue, Old East HCD
- HAP22-083-D-b, 4402 Colonel Talbot Road, Part IV
- HAP24-020-D, 201 Queens Avenue, Downtown HCD
- HAP24-021-D, 365 Queens Avenue, West Woodfield HCD
- HAP24-022-D, 484 English Street, Old East HCD
- HAP24-023-D, 25 Kensington Avenue, Blackfriars/Petersville HCD
- HAP24-024-D, 63 Byron Avenue East, Wortley Village-Old South HCD
- HAP24-025-D, 376 Richmond Street, Downtown HCD
- HAP24-026-D, 392 South Street, Part IV
- HAP24-027-D, 190 Wortley Road, Wortley Village-Old South HCD
- HAP24-028-D, 39 Ridout Street South, Wortley Village-Old South HCD
- HAP24-029-D, 795 Hellmuth Avenue, Bishop Hellmuth HCD
- HAP24-030-D, 316 Grosvenor Street, Bishop Hellmuth HCD
- HAP24-031-D, 247 Base Line Road East, Part IV
- HAP24-032-D, 471 English Street, Old East HCD
- HAP24-033-D, 135 Wortley Road, Wortley Village-Old South HCD
- HAP24-034-D, 585 Colborne Street, West Woodfield HCD
- HAP24-035-D, 34 Argyle Street, Blackfriars/Petersville HCD
- HAP24-036-D, 428 English Street, Old East HCD
- HAP24-037-D, 106 Askin Street, Wortley Village-Old South HCD
- HAP24-039-D, 29 Bruce Street, Wortley Village-Old South HCD
- HAP24-040-D, 179 Wortley Road, Wortley Village-Old South HCD
- HAP24-041-D, 532 Dufferin Avenue, East Woodfield HCD
- HAP24-042-D, 850 Lorne Avenue, Part IV/Old East HCD
- HAP24-043-D, 380 Princess Avenue, West Woodfield HCD
- HAP24-044-D, 811 Princess Avenue, Old East HCD
- HAP24-045-D, 529 Princess Avenue, Part IV



- HAP24-046-D, 85 Wilson Avenue, Blackfriars/Petersville HCD
- HAP24-047-D, 720 Lorne Avenue, Old East HCD
- HAP24-048-D, 310 Grosvenor Street, Bishop Hellmuth HCD
- HAP24-050-D, 190 Wortley Road, Wortley Village-Old South HCD
- HAP21-049-L-b, 329-331 Richmond Street, Downtown HCD
- HAP24-051-D, 106 Duchess Avenue, Wortley Village-Old South HCD
- HAP24-052-D, 633 Wellington Street, West Woodfield HCD
- HAP24-053-D, 472 Richmond Street, Part IV/Downtown HCD
- HAP24-054-D, 550 Dufferin Avenue, East Woodfield HCD
- HAP24-055-D, 130 King Street, Downtown HCD
- HAP24-011-D-b, 239 Wortley Road, Wortley Village-Old South HCD
- HAP24-056-D, 868 Waterloo Street, Bishop Hellmuth HCD
- HAP24-057-D, 420 Talbot Street, Downtown HCD
- HAP24-024-D-b, 63 Byron Avenue East, Wortley Village-Old South HCD
- HAP24-058-D, 99 Dundas Street, Downtown HCD
- HAP24-059-D, 63 Victor Street, Wortley Village-Old South HCD
- HAP24-060-D, 169-173 Dundas Street, Downtown HCD
- HAP24-061-D, 65 Riverside Drive, Blackfriars/Petersville HCD
- HAP24-062-D, 365 Talbot Street, Downtown HCD
- HAP22-079-D-a, 18 Byron Avenue East, Wortley Village-Old South HCD
- HAP24-063-D, 468 Wellington Street, West Woodfield HCD
- HAP24-064-D, 57 Palace Street, East Woodfield HCD
- HAP24-065-D, 621 Dufferin Avenue, Old East HCD
- HAP24-066-D, 300 Princess Avenue, West Woodfield HCD
- HAP24-067-D, 306 Princess Avenue, West Woodfield HCD
- HAP24-068-D, 420 Talbot Street, Downtown HCD
- HAP24-064-D-a, 57 Palace Street, East Woodfield HCD
- HAP24-069-D, 130 King Street, Downtown HCD
- HAP24-070-D, 80 Byron Avenue East, Wortley Village-Old South HCD
- HAP24-071-D, 140 Dundas Street, Downtown HCD
- HAP24-072-D, 355 Dufferin Avenue, West Woodfield HCD
- HAP24-073-D, 190 Wharncliffe Road North, Blackfriars/Petersville HCD
- HAP24-074-D, 9 Blackfriars Street, Part IV/Blackfriars/Petersville HCD
- HAP24-075-D, 185 Dundas Street, Downtown HCD
- HAP24-076-D, 55 Cathcart Street, Wortley Village-Old South HCD
- HAP24-077-D, 634 Commissioners Road West, Part IV
- HAP24-078-D, 595 Dufferin Avenue, East Woodfield HCD
- HAP24-080-D, 58 Wilson Avenue, Blackfriars/Petersville HCD
- HAP24-081-D, 141 Duchess Avenue, Wortley Village-Old South HCD
- HAP24-082-D, 595 Dufferin Avenue, East Woodfield HCD
- HAP24-083-D, 496 Waterloo Street, Part IV/West Woodfield HCD
- HAP24-084-D, 330 Ridout Street North, Downtown HCD
- HAP24-085-D, 38 Albion Street, Blackfriars/Petersville HCD
- HAP24-086-D, 431 Quebec Street, Old East HCD
- HAP24-087-D, 19 Empress Avenue, Blackfriars/Petersville HCD
- HAP24-048-D-a, 310 Grosvenor Street, Bishop Hellmuth HCD