

**3RD REPORT OF THE**  
**LONDON ADVISORY COMMITTEE ON HERITAGE**

Meeting held on February 14, 2018, commencing at 5:30 PM, in Committee Rooms #1 and 2, Second Floor, London City Hall.

**PRESENT:** M. Whalley (Acting Chair), S. Adamsson, D. Brock, J. Cushing, H. Elmslie, S. Gibson, T. Jenkins, J. Manness, B. Vazquez and K. Waud and J. Bunn (Secretary).

**ABSENT:** D. Dudek and H. Garrett.

**ALSO PRESENT:** J. Dent, L. Dent, K. Gonyou, A. Rammeloo and J. Ramsay.

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**I. CALL TO ORDER**

1. Disclosures of Pecuniary Interest

That it BE NOTED that no pecuniary interests were disclosed.

**II. SCHEDULED ITEMS**

2. London's Bus Rapid Transit Project - Cultural Heritage Screening Report

That the Cultural Heritage Screening Report for the London Bus Rapid Transit System, dated February 6, 2018, from WSP Group, BE REFERRED to the Stewardship Sub-Committee for review of properties identified in the Screening Report which may require further heritage research and a report back to the March meeting of the London Advisory Committee on Heritage (LACH) with respect to this matter;

it being noted that the LACH received the attached presentation from J. Ramsay, Project Director, Rapid Transit Implementation and S. Jarrett, WSP Group, related to this matter.

**III. CONSENT ITEMS**

3. 2nd Report of the London Advisory Committee on Heritage

That it BE NOTED that the 2nd Report of the London Advisory Committee on Heritage, from its meeting held on January 10, 2018, was received.

4. Municipal Council Resolution - 1st Report of the London Advisory Committee on Heritage

That it BE NOTED that the Municipal Council resolution from its meeting held on January 16, 2018, with respect to the 1st Report of the London Advisory Committee on Heritage, was received.

5. Municipal Council Resolution - Intent to designate the property located at 440 Grey Street

That it BE NOTED that the Municipal Council resolution from its meeting held on January 16, 2018, with respect to the Municipal Council's intent to designate the property located at 440 Grey Street, was received.

6. Municipal Council Resolution - 2nd Report of the London Advisory Committee on Heritage

That it BE NOTED that the Municipal Council resolution from its meeting held on January 30, 2018, with respect to the 2nd Report of the London Advisory Committee on Heritage, was received.

**IV. SUB-COMMITTEES & WORKING GROUPS**

7. Planning and Policy Sub-Committee

That the following actions be taken with respect to the attached letter dated December 29, 2017, from W. Morgan, Community Heritage Ontario, seeking support from Ontario municipal heritage committees for federal action on the conservation of heritage properties:

- a) Municipal Council BE REQUESTED to endorse all of the recommendations included in the above-noted letter from Community Heritage Ontario, specifically recommendation number 11 related to the “establishment of a tax credit for the restoration and preservation of buildings listed on the Canadian Register of Historic Places”; and,
- b) the attached, revised, letter from the London Advisory Committee on Heritage in response to the above-noted communication from Community Heritage Ontario, BE APPROVED by Municipal Council.

**V. ITEMS FOR DISCUSSION**

8. Heritage Planners' Report

That it BE NOTED that the attached submission from K. Gonyou and L. Dent, Heritage Planners, with respect to various updates and events, was received.

**VI. DEFERRED MATTERS/ADDITIONAL BUSINESS**

9. (ADDED) CHO Newsletter

That it BE NOTED that copies of the Community Heritage Ontario newsletter dated “Winter 2018”, were distributed to the members of the London Advisory Committee on Heritage.

**VII. ADJOURNMENT**

The meeting adjourned at 7:39 PM.

**NEXT MEETING DATE: March 14, 2018**

LONDON'S BUS RAPID TRANSIT SYSTEM

# London Advisory Committee on Heritage Meeting

February 14, 2018

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LONDON'S BUS RAPID TRANSIT SYSTEM

# Introduction

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# November 7th Heritage Workshop

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# November 7th Heritage Workshop

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LONDON'S BUS RAPID TRANSIT SYSTEM

# What's next for TPAP

- Compile feedback from December and January engagement events.
- Refine designs and evaluate options to identify technical preferred design
- Present preferred Preliminary Design to public and stakeholders
- Bring forward draft Environmental Project Report to Council
- Initiate formal TPAP process with additional consultation opportunities.

We Are Here

2017 2018

S O N D J F M A M J J A S

Pre-Planning & Consultation

Transit Project Assessment Process

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LONDON'S BUS RAPID TRANSIT SYSTEM

# Today's Presentation

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**LONDON'S BUS RAPID TRANSIT SYSTEM**


## Agenda



1. Introduction
2. Stage 1-2 Archaeological Assessment
3. Cultural Heritage Screening Report
4. Next Steps
5. Comments/Questions

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**LONDON'S BUS RAPID TRANSIT SYSTEM**

## Introduction



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**LONDON'S BUS RAPID TRANSIT SYSTEM**

## Stage 1-2 Archaeological Assessment

- Following the MTCS *Standards and Guidelines for Consultant Archaeologists* draft Stage 1-2 Archaeological Assessment submitted to the City of London on January 29, 2018 based on the current footprint.
- 8 historic cemeteries present within or immediately adjacent to the project footprint.
  - St. Paul's Anglican Cemetery
  - Two 19<sup>th</sup> century Catholic Cemeteries
  - Potters' field
  - Restmount and Or Shalom
  - Oakland and Restmount

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**LONDON'S BUS RAPID TRANSIT SYSTEM**

## How to Address the Heritage Impact of the London BRT

Three Step Process

1. Determine what known and potential cultural heritage resources may be impacted by the proposed project.
2. Evaluate potential cultural heritage resources and recommend whether they are of significant cultural heritage value or interest warranting protection under the Ontario Heritage Act.
3. Review the impacts of the project as proposed to the heritage attributes of all cultural heritage resources. Propose mitigative measures to reduce or remove any negative impacts.

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**LONDON'S BUS RAPID TRANSIT SYSTEM**

## Heritage Assessment Process

Cultural Heritage Screening Report (CHSR)

- Draft provided to the City of London.
- Scope is focused on determining what known or potential heritage are within the project footprint and on adjacent lands.
- Major result is looking at the potential heritage resources which includes the City of London's listed property.
- Consultation with the City of London key for determining further work recommendations.

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**LONDON'S BUS RAPID TRANSIT SYSTEM**

## Heritage Assessment Process

Cultural Heritage Screening Report

- Methodology focused on answering the questions under the MTCS *Criteria for Evaluating Potential for Built Heritage Resources and Cultural Heritage Landscapes: A Checklist for the Non-Specialist*.
- The Checklist asks:
  - Have any designation, commemoration, adjacent to cemetery within a Canadian Heritage River System?
  - Does the property have features older than 40 years?

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## Heritage Assessment Process

- 40 year old feature is the primary driver for triggering the need for an evaluation.
- Study reviewed:
  - Aerial photography from 1967 and 1976 reviewed in comparison with modern aerial photographs, 1888, 1907, 1915 and 1922 FIP. To determine the age of structures.
  - Corridor reviewed through site visit and google street view.
  - Information on designated and listed structures provided by the City of London.

## Heritage Assessment Process

### Cultural Heritage Screening Report (CHSR)

- 421 properties screened as needing evaluation based on the MTCS *Criteria for Evaluating Potential for Built Heritage Resources and Cultural Heritage Landscapes: A Checklist for the Non-Specialist*.
- 219 properties within the project footprint
- 202 properties are on adjacent parcels.
- The 421 properties need to be reviewed further in consultation with the City of London to determine if a CHER is necessary or if some can be screened out through a City initiative.

## Heritage Assessment Process

### Cultural Heritage Screening Report

- 110 listed properties within the project footprint or adjacent lands.
- 12 designated properties within or adjacent to the project footprint.
- 3 Heritage Conservation Districts within the project footprint and none immediately adjacent.

## Heritage Assessment Process

### Cultural Heritage Screening Report Results:

- 110 listed properties recommended for CHER;
- 421 properties recommended for CHER or other evaluative process; and,
- 12 designated properties and 3 Heritage Conservation Districts recommended to be studied within an HIA.

## Heritage Assessment Process

### Cultural Heritage Evaluation Reports (CHER)

- Total of 531 CHERs recommended, 110 listed properties and 421 meeting the criteria on the checklist
- Why complete CHERs on Listed Properties?
  - Listing indicates that the City of London believes that the property is likely to be of significant CHVI.
  - CHER reviews this determination with background research and if it concurs with the determination of CHVI, recommends heritage attributes.

## Heritage Assessment Process

### Heritage Impact Assessment (HIA)

- To be completed once near final design is available.
- Important to note that early designations by municipalities often did not detail the heritage attributes of the resource in the designation, Heritage Impact Assessment can propose heritage attributes for the designated resources or they can be defined in advance by the City.

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# Next Steps

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# Archaeological Assessments to begin Spring 2018

- Consultations to be undertaken with various property owners along the route in areas with the potential to contain both deeply buried resource and/or cemeteries.
- Access to private property for archaeological assessments critical for the timely completion of the investigations.

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# Consultation with City of London for CHER studies

- Consultation with the City of London to determine the number of CHER studies to be completed based on the results of the CHSR.
- Some of the potential resources may have already been studied under separate CHER or other heritage assessment work.
- Heritage Impact Assessments to be completed once a near final project design is generated.

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# LACH Request

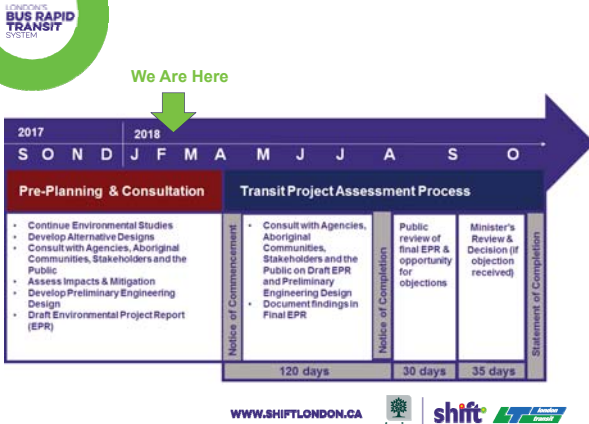
- Review the 421 properties that meet the basic criteria for evaluation and recommend which properties which the committee feels require a CHER and which can be excluded from further review.
- Look to provide any information you may have on the 110 listed properties and the designated properties which were designated prior to 2005.

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**We Are Here**



| 2017   | 2018   |   |   |   |   |   |   |   |  |   |   |   |   |   |
|--|--|---|---|---|---|---|---|---|--|---|---|---|---|---|
|  | S  | O | N | D | J   | F | M | A | M  | J | J | A | S | O |
| <b>Pre-Planning &amp; Consultation</b>   | <b>Transit Project Assessment Process</b>  |   |   |   |   |   |   |   |  |   |   |   |   |   |
| <ul style="list-style-type: none"> <li>• Continue Environmental Studies</li> <li>• Develop Alternative Designs</li> <li>• Consult with Agencies, Aboriginal Communities, Stakeholders and the Public</li> <li>• Assess Impacts &amp; Mitigation</li> <li>• Develop Preliminary Engineering Design</li> <li>• Draft Environmental Project Report (EPR)</li> </ul> | <ul style="list-style-type: none"> <li>• Consult with Agencies, Aboriginal Communities, Stakeholders and the Public on Draft EPR and Preliminary Engineering Design</li> <li>• Document findings in Final EPR</li> </ul> |   |   |   | <ul style="list-style-type: none"> <li>• Public review of final EPR &amp; opportunity for objections</li> </ul> |   |   |   | <ul style="list-style-type: none"> <li>• Minister's Review &amp; Decision (if objection received)</li> </ul> |   |   |   |   |   |
|  | Notice of Commencement   |   |   |   | Notice of Completion  |   |   |   | Statement of Completion  |   |   |   |   |   |
|  | 120 days   |   |   |   | 30 days   |   |   |   | 35 days  |   |   |   |   |   |

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**LONDON'S BUS RAPID TRANSIT SYSTEM**

# Questions/Comments



CITY OF LONDON, CANADA.

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December 29, 2017

London  
Mr. Derek Dudek  
Chairperson  
London Advisory Committee on Heritage  
c/o Kyle Gonyou, Heritage Planner  
300 Dufferin Ave  
P O Box 5035  
London, ON N6A 4L9

Dear Mr. Derek Dudek,

Community Heritage Ontario (CHO) is writing to all Ontario municipal heritage committees seeking support for federal action on the conservation of heritage properties.

CHO seeks the support of both your Heritage Committee and your Municipal Council in each writing to the federal Minister of Environment with copies to the Minister of Finance and your member(s) of federal Parliament supporting the recommendations of the federal House of Commons Standing Committee on Environment and Sustainable Development contained in report 10 regarding the preservation of Canada's heritage. A copy of the seventeen Committee recommendations is attached. The full report is available for viewing at: <http://www.ourcommons.ca/DocumentViewer/en/42-1/ENVI/report-10>.

While all of the Committee's recommendations are worthy of support, it would be helpful if, in your letters, you emphasized recommendation number eleven, a proposed tax credit for restoration and preservation work on buildings listed in the Canadian Register of Historic Places. The tax credit program could be similar to one that has been utilized for years by the United States federal government. That tax credit program has achieved success in conserving America's heritage properties while at the same time generating substantial economic development.

Implementation of the Committee's recommendations will not only help conserve federally owned heritage properties but will also assist in the conservation of privately owned heritage properties.


It is essential that we demonstrate widespread support for a federal government role in conserving Canada's heritage and that this role should be pursued through the implementation of the Standing Committee's recommendations.

Input is being sought by the federal government on these recommendations over the next two months. It is important that letters of support be received by the federal Ministers no later than February 28, 2018.

Sincerely,

Wayne Morgan  
President, Community Heritage Ontario

*Recommendations Attached*



Wayne Morgan  
President, Community Heritage Ontario

## **RECOMMENDATIONS**

### ***of Report 10 of the House of Commons Standing Committee on Environment and Sustainable Development - Preserving Canada's Heritage: The Foundation for Tomorrow***

The Committee Recommends that the federal government:

1. *Policy on Management of Real Property* be integrated in new legislation so that custodian departments of designated federal heritage buildings are required to protect the commemorative integrity of these buildings and prevent demolition-by-neglect.
2. introduce legislation to provide statutory protection for federal heritage buildings.
3. introduce legislation imposing on Crown corporations the same requirements imposed on federal departments and agencies by the *Policy on Management of Real Property* regarding the management of federal heritage buildings, in order to protect the commemorative integrity of buildings owned by these Crown corporations and prevent their demolition-by-neglect.
4. introduce legislation to establish a process to protect, conserve, document and exhibit archaeological resources on federal land and under waters of federal responsibility.
5. introduce legislation to provide a statutory obligation on federal departments, agencies and Crown corporations to protect the commemorative integrity of all national historic sites of Canada.
6. introduce legislation to provide a statutory obligation on federal departments, agencies and Crown corporations to protect the integrity of federal heritage buildings owned by the federal government or under its jurisdiction.
7. Treasury Board Secretariat work with federal departments and agencies to ensure that they invest 2% of the asset replacement value annually towards the maintenance and repair of federal heritage buildings, as recommended in the Treasury Board Secretariat's *Guide to the Management of Real Property*.
8. adopt a policy requiring federal departments and agencies to, when deemed appropriate, give preference to existing heritage buildings when considering leasing or purchasing space.
9. introduce legislation to:
  - a. ensure that federal actions do not adversely impact the commemorative integrity of national historic sites of Canada or the integrity of heritage sites and buildings designated by provinces and municipalities in Canada;
  - b. provide statutory protection for Canadian World Heritage sites;
  - c. ensure that federal actions take into consideration the heritage values of Canada's historic places; and
  - d. give statutory recognition of the Canadian Register of Historic Places and the *Standards and Guidelines for the Conservation of Historic Places in Canada*.



10. restore the funding level for the National Cost-Sharing Program for Heritage Places to a minimum of \$10 million per year.
11. establish a tax credit for the restoration and preservation of buildings listed on the Canadian Register of Historic Places.
12. in co-operation with provincial and territorial governments, work to adapt future versions of Canada's *National Model Building Codes* in a manner that will facilitate the restoration and the rehabilitation of existing buildings and the preservation of their heritage characteristics.
13. Parks Canada review its National Cost-Sharing Program and, if it is determined that rural sites are under-represented in applications for funding or in the awarding of funding, steps should be taken to improve the program.
14. consider supporting an initiative modelled after the "Main Street America" model, to encourage public and private investment in commercial historic buildings in rural areas and small cities as a catalyst for community sustainability and economic development.
15. support an Indigenous-led initiative that will be responsible for:
  - a. determining how places that are important to Canada's Indigenous peoples should be protected and preserved;
  - b. enhancing the capacity of Indigenous communities to preserve places that are important to them; and
  - c. presenting the perspective of Indigenous communities regarding the protection of places that are important to them to the Historic Sites and Monuments Board of Canada and its Secretariat, Parks Canada and other federal government departments and agencies.
16. Parks Canada, in cooperation with Indigenous groups, include Indigenous registrars in the Canadian Register of Historic Places to improve the process by which Indigenous places that are important to Indigenous peoples are identified and designated.
17. in support of the Truth and Reconciliation Commission's calls to action 79 and 81, and in consultation with Indigenous groups:
  - a. introduce legislation amending the *Historic Sites and Monuments Act* to add First Nations, Inuit, and Métis representation on the Historic Sites and Monuments Board of Canada and its Secretariat.
  - b. The Historic Sites and Monuments Board of Canada revise the policies, criteria, and practices of the National Program of Historical Commemoration to integrate Indigenous history, heritage values, and memory practices into Canada's national heritage and history.
  - c. Parks Canada develop and implement a national heritage plan and strategy for commemorating and, where appropriate, conserving residential school sites, the history and legacy of residential schools, and the contributions of Indigenous peoples to Canada's history.
  - d. in collaboration with Residential School Survivors, commission and install a publicly accessible, highly visible, Residential Schools National Monument in the city of Ottawa to honour Survivors and all the children who were lost to their families and communities.

January 24, 2018

Environment and Climate Change Canada  
200 Sacré-Coeur Boulevard  
Gatineau QC K1A 0H3

Attention: The Honourable Catherine McKenna MP

We are writing to express our support for the recommendations of the Federal House of Commons Standing Committee on Environment and Sustainable Development contained in Report 10 regarding the preservation of Canada's heritage

We support all of the Committee's recommendation and we especially recommend number eleven, a proposed tax credit for restoration and preservation work on buildings listed in the Canadian Register of Historic Places.

The City of London Ontario has approximately 70 properties listed in the Register (please see attached list) as well as other municipally listed and designated properties that would benefit from the tax credit. We feel the tax credit should be applicable to all properties in the Register in order to help encourage investment in the preservation and restoration of Canada's built heritage.

As the significant impact of these recommendation will be felt in our own community, as well as nationally, we urge you to support the recommendations, especially number eleven, included in Report 10, Preserving Canada's Heritage: The Foundation for Tomorrow.

Thank you for your consideration of this important issue.

Sincerely,

Derek Dudek, Chairperson  
London Advisory Committee on Heritage  
London, Ontario

cc The Honourable William Francis Morneau, Minister of Finance  
Kate Young, London West MP  
Peter Fragiskatos, London Centre MP  
Irene Mathysen, London Fanshawe MP  
Karen Vecchio, Elgin-Middlesex-London MP  
Mayor Matt Brown and Council, City of London

## City of London Ontario buildings listed in the Canadian Register of Historic Places

1. 49 Ridout Street South (Private Residence)
2. 95 & 97 High Street/53 McClary Street (McClary House)
3. 85 Albion Street (Private Residence)
4. 194 Dundas Street (Loew's Theatre)
5. 379 Dundas Street (London Tower)
6. 36 Grosvenor Street (Carling House)
7. 710 Dundas Street (Palace Theatre)
8. 1600 Attawandaron Road (Lawson Site)
9. 64 Elmwood Avenue East (Private Residence)
10. 370 Commissioners Road West (Brick Street Cemetery)
11. 5190 Colonel Talbot Road (Scottsville Cemetery)
12. 472 Richmond Street (St. Paul's Cathedral)
13. 186 Waterloo Street (Old Waterloo South Primary Public School)
14. 150 Philip Aziz Avenue (Private Residence)
15. 1 Dundas Street (Forks of the Thames Interpretive Centre)
16. Old East Heritage Conservation District
17. 1017 Western Road (Grosvenor Lodge)
18. 38 Weston Street (Curnoe Property)
19. Wolseley Barracks (including "O" Block) National Historic Site of Canada
20. 398 Piccadilly Street (Private Residence)
21. 639 Barton Street (Raleigh House)
22. 308 Princess Avenue (Private Residence)
23. 471 Richmond Street (Grand Theatre)
24. 329 St. George Street (Thornwood Residence)
25. 430 Grey Street (Beth Emanuel British Methodist Episcopal Church)
26. 496 Waterloo Street (Private Residence)
27. 399 Ridout Street North (Middlesex Court House National historic Site)
28. 101 Windermere Road (Elise Perrin Williams Estate)
29. 435, 441-447 & 451 Ridout Street North (Ridout Street Complex National Historic Site)
30. Blackfriars Bridge
31. 1040 Waterloo Street (St. Peter's Seminary)
32. 482 Dundas Street (Dundas Centre United Church)
33. 120 Meadowlily Road South (Park Farm)
34. 513 Talbot Street (First Christian Reformed Church)
35. 305 Queens Avenue (Elise Perrin Williams Library)
36. 25 Wilson Avenue (Labatt Memorial Park)
37. 869 Dundas Street (Hayman House)
38. Bishop Hellmuth Heritage Conservation District
39. 165 Elmwood Avenue East (London Normal School)
40. 442 Adelaide Street North (Banting House National Historic Site)
41. 150 Chelsea Avenue (Norton Attawandaron Site)
42. 37 Ridout Street (Private Residence)
43. 650 Elizabeth Street (T Block)
44. East Woodfield Heritage Conservation District
45. 22 Peter Street (Crooks Property)
46. 291 Epworth Avenue (Goodholme)
47. 119 Carling Street (Substation 4)
48. 138 Wellington Street (Christ Anglican Church)
49. 481 Ridout Street (Eldon House)
50. 457 Richmond Street (Dominion Public Building)
51. 165 Oxford Street East (Private Residence)
52. 437 Victoria Street (Private Residence)
53. 379 Wortley Road (Private Residence)
54. 580 Clarence Street (Victoria Park)
55. 10 Grand Avenue (Waverly House)
56. 330 Clarence Street (Sterling Place)
57. 1097 Commissioners Road West (Flint Cottage)
58. 155 Adelaide Street North (Fire Hall No.5)
59. 229 Dundas Street (London Mechanics Institute Building)
60. 700 Pond Mills Road (Baty House)
61. 501 Colborne Street (Private Residence)
62. 527 Princess Avenue (Private Residence)
63. 260 Sydenham Street (Private Residence)
64. 39 Carfrae Street (Private Residence)
65. 850 Highbury Avenue North (London Psychiatric Hospital)
66. 267 Dundas Street (J. Allyn Taylor Building)
67. 473 Baker Street (New Brighton Housing Co-operative)
68. 55 Centre Street (Chestnut Hill - Private Residence)
69. 566 Dundas Street (John Buchan house)
70. 350 Talbot Street (Private Residence)
71. 795 Dundas Street (Aeolian Hall)

## Heritage Planners' Report to LACH: February 14, 2018

1. Heritage Alteration Permits processed under Delegated Authority By-law:
  - a. 115 Askin Street (Wortley Village-Old South HCD): signage
  - b. 252 Dundas Street (Downtown HCD): signage
  - c. 478 Richmond Street (Downtown HCD): signage
  - d. 69 Wilson Avenue (Blackfriars/Petersville HCD): addition/alteration
  - e. 915 Queens Avenue (Old East HCD): new building

2. ONLand (Teranet in partnership with Service Ontario):

[www.help.onland.ca/en/onland-is-here](http://www.help.onland.ca/en/onland-is-here)

*Teranet, in partnership with ServiceOntario, has built this web portal to deliver key statutory services relating to land and property ownership in Ontario to land registry professionals and the public.*

*The first phase of the web portal offers customers the opportunity to test out the historical land registration book search and view option only. Customers will still be required to visit a land registry office to print any records. For more information on Historical Books, please [click here](#).*

*We will provide an update when full search capabilities are available on OnLand in late 2018.*

*When fully implemented, OnLand will allow users to search historical and current property records, anywhere in the province, from the convenience of your home or office, instead of visiting a land registry office.*

3. Heritage Week Postcard – send to heritage property owners (see next page)
4. 2017 Heritage Planning Program (distributed separately)
5. London Endowment for Heritage – ad hoc Allocation Committee
  - a. Allocation Meeting Dates: Thursday April 19 or Thursday April 26, noon-2pm (lunch provided)
6. Discussion: Demolition Permit (*Ontario Building Code*) + Demolition Permit (*Ontario Heritage Act*)

### Upcoming Heritage Events

- ACO London Region – Heritage London Foundation 11<sup>th</sup> Annual Heritage Awards Gala Thursday February 15, 2018. More information: [www.acolondon.ca/acoLondon/Awards.html](http://www.acolondon.ca/acoLondon/Awards.html)
- Heritage Fair 2018 at the Central Library, on Saturday, February 17, 2018 – from 9:00am-3:00pm. More information: [www.londonheritage.ca/heritagefair](http://www.londonheritage.ca/heritagefair)
- Tourism London – History & Heritage. More information: [www.londontourism.ca/Events/History-and-Heritage](http://www.londontourism.ca/Events/History-and-Heritage)
- Ontario Heritage Trust – Heritage Week. More information: [www.heritagetrust.on.ca/en/index.php/pages/programs/heritage-week](http://www.heritagetrust.on.ca/en/index.php/pages/programs/heritage-week)  
Ontario Heritage Conference – June 7-9, 2018 in Sault Ste. Marie. More information: [www.ontarioheritageconference.ca/program](http://www.ontarioheritageconference.ca/program)



# London's seven Heritage Conservation Districts

Bishop Hellmuth  
Blackfriars/Petersville  
Downtown  
East Woodfield  
Old East  
West Woodfield  
Wortley Village-Old South

519-661-4980  
heritage@london.ca  
london.ca

|   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |
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| Q | U | Y | C | N | O | D | X | C | O | N | S | E | R | V | E | A | Y | W | E | S | T |
| P | E | T | A | R | C | S | H | E | L | M | U | T | H | W | O | R | T | L | L | Q | Y |
| D | D | O | W | N | T | O | W | N | H | A | I | I | W | E | G | F | S | A | D | W | E |
| Z | I | K | L | T | D | U | L | N | U | Y | W | T | E | S | D | E | A | S | T | W | J |
| E | R | Y | V | I | L | T | L | K | A | V | I | L | L | E | A | H | G | R | D | I | M |
| X | C | F | S | E | V | H | E | O | L | M | B | T | F | D | F | R | I | A | R | S | Q |



# MEMO

**To:** Chair and Members, London Advisory Committee on Heritage

**From:** Laura Dent, Heritage Planner  
Kyle Gonyou, Heritage Planner

**CC:** John M. Fleming, City Planner  
Jim Yanchula, Manager, Urban Regeneration

**Date:** February 14, 2018

**Re:** 2017 Heritage Planning Program

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## Overview

The following information provides a summary of the 2017 Heritage Planning Program.

At the end of 2017, London has:

- Seven Heritage Conservation Districts with over 4,000 heritage designated properties
- 334 individually designated heritage properties
- 1,964 heritage listed properties
- One cultural heritage landscape

## London Advisory Committee on Heritage

The London Advisory Committee on Heritage (LACH) continued to implement its Work Plan in 2017.

## Archaeological Resources

The Archaeological Management Plan (2017) was endorsed by Municipal Council in 2017. Staff are working to bring forward an Official Plan Amendment and Zoning By-law Amendment to implement the Archaeological Management Plan and the revised archaeological potential mapping. This will replace the Archaeological Master Plan (1996).

## Additions to the Register (*Inventory of Heritage Resources*)

Two hundred and twenty-eight properties were added to the Register (*Inventory of Heritage Resources*) in 2017:

- 111 properties in the recommended Great Talbot Heritage Conservation District area

- 79 properties in the recommended Gibbons Park Heritage Conservation District area
- 38 properties in the London East Industrial Area

### **Individually Designated Heritage Properties**

Six properties were individually designated under Part IV of the *Ontario Heritage Act* in 2017:

- 807 Colborne Street (Fire Hall No. 4)
- 43 Bruce Street
- 4402 Colonel Talbot Road (former Lambeth Continuation School/M. B. McEachren Public School)
- 329 Victoria Street
- 93-95 Dufferin Avenue
- 391 South Street (Colborne Building)

Notice of Intent to Designate the property at 660 Sunningdale Road East was appealed to the Conservation Review Board by the property owner.

Municipal Council issued its Notice of Intent to Repeal the existing designating by-law for 1040 Waterloo Street (St. Peter's Seminary) and Notice of Intent to Designate St. Peter's Seminary based on its new property. No appeals were received, and the by-law will be brought forward in 2018.

### **Heritage Conservation Districts**

In 2017, Municipal Council received the St. George-Grosvenor Heritage Conservation District Study and endorsed the Great Talbot Heritage Conservation District and Gibbons Park Heritage Conservation District. The properties located within those two recommended Heritage Conservation District areas were added to the Register (*Inventory of Heritage Resources*). Two additional areas were added to the list of potential Heritage Conservation Districts: Old North (Richmond Street/Wellington Street, east of Bishop Hellmuth Heritage Conservation District, and the area bound by Victoria Street-Richmond Street-Huron Street-Thames River. Staff are working on implementing the recommendations arising from the St. George-Grosvenor Heritage Conservation District Study.

Staff are working on implementing the Heritage Conservation District street signage program in the Woodfield Heritage Conservation Districts.

### **Heritage Alteration Permits**

Eighty-one Heritage Alteration Permits were processed in 2017. Eight Heritage Alteration Permit applications required consultation with the LACH and decision by Municipal Council. One Heritage Alteration Permit application required LACH consultation because of its significance (2 Blackfriars Street, Blackfriars Bridge), two Heritage Alteration Permit applications for new buildings within a Heritage Conservation

District, and the remaining five because of work undertaken without Heritage Alteration Permit approval.

Non-compliance and works initiated without receiving Heritage Alteration Permit approval continues to be a cause for concern and the primary reason for referring Heritage Alteration Permit applications to the LACH and Municipal Council for approval. Staff are aware of at least 17 other incidents of work undertaken to heritage designated properties without Heritage Alteration Permit approval.

The remaining 73 Heritage Alteration Permit applications were approved by the City Planner.

Table 1: Heritage Alteration Permits approved in 2017 by approval type: Municipal Council approval or Delegated Authority approval.

| <b>Municipal Council Approval</b> | <b>Delegated Authority Approval</b> |
|-----------------------------------|-------------------------------------|
| 30 Oxford Street East (Refused)   | 388 Richmond Street                 |
| 2 Blackfriars Street              | 370 Richmond Street                 |
| 882 Lorne Avenue                  | 201 Dundas Street                   |
| 362 & 364 Princess Avenue         | 616 Waterloo Street                 |
| 21 Marley Place                   | 148 Wharncliffe Road North          |
| 299 Central Avenue                | 33 Beaconsfield Avenue              |
| 169 Bruce Street                  | 441 Ridout Street                   |
| 471-473 Elizabeth Street          | 181 Elmwood Avenue East             |
|                                   | 39 Ridout Street South              |
|                                   | 188-190 Dundas Street               |
|                                   | 37 Empress Avenue                   |
|                                   | 36 Blackfriars Street               |
|                                   | 130 Wharncliffe Road South          |
|                                   | 122 Wharncliffe Road South          |
|                                   | 173 Mount Pleasant Avenue           |
|                                   | 355 Talbot Street                   |
|                                   | 226 Dundas Street                   |
|                                   | 587 Dufferin Avenue                 |
|                                   | 145 Wilson Avenue                   |
|                                   | 244 Dundas Street                   |
|                                   | 188-190 Dundas Street               |
|                                   | 111 Elmwood Avenue East             |
|                                   | 8 Elmwood Avenue East               |
|                                   | 2770 Sheffield Place                |
|                                   | 302 Grosvenor Street                |
|                                   | 201 King Street                     |
|                                   | 278 Grosvenor Street                |
|                                   | 762 Dundas Street                   |
|                                   | 467 English Street                  |
|                                   | 200 Dundas Street                   |



|  |   |
|--|---|
|  | <p> 668 Elias Street<br/> 242 Dundas Street<br/> 29 Kensington Avenue<br/> 100 Dundas Street<br/> 186 York Street<br/> 109 Dundas Street<br/> 484 Richmond Street<br/> 126 Wortley Road<br/> 58 Bruce Street<br/> 234 Dundas Street<br/> 117 Dundas Street<br/> 2770 Sheffield Place<br/> 247 Base Line Road East<br/> 32, 36 &amp; 40 York Street<br/> 211-213 King Street<br/> 182 Duchess Avenue<br/> 842 Wellington Street<br/> 56 Bruce Street<br/> 349-359 Ridout Street North<br/> 244 Dundas Street<br/> 89 Elmwood Avenue East<br/> 198 Dundas Street<br/> 119 Dundas Street<br/> 14 Brighton Street<br/> 326 Queens Avenue<br/> 782 Wellington Street<br/> 952 Queens Avenue<br/> 194 Dundas Street<br/> 140 Wortley Road<br/> 272 Grosvenor Street<br/> 869 Dundas Street<br/> 33 Teresa Street<br/> 525 Ontario Street<br/> 790 Wellington Street<br/> 783 Dufferin Avenue<br/> 211-213 Wortley Road<br/> 119 Elmwood Avenue East<br/> 165 Oxford Street East<br/> 196 Wharncliffe Road North<br/> 200 Queens Avenue<br/> 89 King Street </p> |
|--|---|

Note: Several properties received multiple Heritage Alteration Permit applications in 2017.

There has been a 305% increase in the number of Heritage Alteration Permit applications since 2014 (20 Heritage Alteration Permit applications in 2014, 81 Heritage Alteration Permit applications in 2017). This corresponds with a growth in the number of heritage designated properties, but also represents greater awareness of the requirements to obtain Heritage Alteration Permit approval for heritage designated properties.

### **Demolition Requests**

Demolition requests were received for the following heritage listed properties. Municipal Council did not designate the properties, and the following properties were removed from the Register (*Inventory of Heritage Resources*) in 2017:

- 34 Muir Street
- 220 Greenwood Avenue
- 4100 Glanworth Drive
- 491 Base Line Road East

Demolition requests were received for the following properties, which were refused by Municipal Council in 2017:

- 660 Sunningdale Road East
- 440 Grey Street

The following properties located within a Heritage Conservation District obtained approval from Municipal Council to be demolished with terms and conditions in 2017:

- 345, 349, and 351 Ridout Street North
- 150 Dundas Street
- 723 Lorne Avenue (Lorne Avenue Public School)
- 36 and 40 York Street

The refusal of the demolition request for 183 King Street was appealed to the Ontario Municipal Board in 2015 and has not yet been resolved.

Staff completed Step 2 of the Required Clearances for Demolition Permit form for an additional 96 properties in 2017 (an increase from 84 properties in 2016, and 63 in 2015).