



MEMO

To: Chair and Members, London Advisory Committee on Heritage

From: Kyle Gonyou, Heritage Planner
Laura Dent, Heritage Planner
Michael Greguol, Heritage Planner

Date: February 5, 2020

Re: 2019 Heritage Planning Program

Overview

The following provides a summary of the 2019 Heritage Planning Program.

In June 2019, Heritage Planner Krista Gowan, resigned from the City. Michael Greguol, Heritage Planner, was hired in September 2019.

At the end of 2019, the City of London has:

- 3,942 heritage designated properties, including:
 - 3,614 properties in one of London's seven Heritage Conservation Districts designated pursuant to Part V of the *Ontario Heritage Act*
 - 99 properties designated pursuant to Parts IV and V of the *Ontario Heritage Act*
 - 229 properties designated pursuant Part IV of the *Ontario Heritage Act*
- 2,008 heritage listed properties, including:
 - One cultural heritage landscape

5,950 heritage listed and designated properties are included on the City's Register of Cultural Heritage Resources.

London Advisory Committee on Heritage

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

The LACH continued to comment on Cultural Heritage Evaluation Reports (CHERs) related to the Rapid Transit project, other major City project, as well as commenting on planning and development applications and Heritage Alteration Permit applications.

Archaeological Resources

Following the adoption of the *Archaeological Management Plan* (AMP) in 2018, a revision to the Zoning By-law (Z-1) was brought forward in 2019 to better implement the

holding provision for archaeological resources (h-18). The revised wording of the h-18 holding provision better allows Civic Administration to ensure that archaeological assessments are appropriately timed during planning and development applications.

Municipally Owned Heritage Properties

In 2019, Eldon House (481 Ridout Street North) continued its lifecycle renewal work including the courtyard area and mechanical upgrades. Also in 2019, 1 Dundas Street underwent lifecycle renewal including restoration of the original windows and storm windows (which are expected to return in early 2020).

Due to budget constraints, anticipated life cycle renewal work in 2019 for Grosvenor Lodge (1017 Western Road) was deferred to 2020.

Register of Cultural Heritage Resources

Priority levels identified on the Inventory of Heritage Resources were removed by resolution of Municipal Council on January 29, 2019 following consultation with the LACH. All properties listed on the Register, but not designated under the *Ontario Heritage Act*, are considered to be potential cultural heritage resources.

After many years, the Register of Cultural Heritage Resources was published on July 2, 2019. This work included a review of the Register (Inventory of Heritage Resources). For example, properties with multiple municipal addresses were consolidated into one entry on the Register (with its multiple addresses noted).

In 2019, 96 properties were added to the Register by resolution of Municipal Council. Ninety-four of those properties were identified as potential cultural heritage resources in the Cultural Heritage Assessment Report (CHAR) for the Old East Village-Dundas Street Corridor Secondary Plan. The other two properties (700 Oxford Street East and 982 Princess Avenue) were individually recommended to be added to the Register. See Table 1.

Individually Designated Heritage Properties

The following properties were designated pursuant to Part IV of the *Ontario Heritage Act* by Municipal Council in 2019:

- 336 Piccadilly Street (Kenross) (By-law No. L.S.P.-3479-72)
- 432 Grey Street (Fugitive Slave Chapel) (By-law No. L.S.P.-3480-98)
- 2442 Oxford Street West (Kilworth United Church) (By-law No. L.S.P.-3482-275)

A technical amendment for the heritage designated property at 660 Sunningdale Road East was also completed as the property continues to be developed.

A request to repeal the heritage designating by-law for the property at 429 William Street was received on January 15, 2019. At its meeting on March 26, 2019, Municipal Council refused the request to repeal the by-law and the property remains designated under Part IV of the *Ontario Heritage Act*.

At its meeting on November 26, 2019, Municipal Council resolved to issue its Notice of Intent to Designate the property at 36 Pegler Street pursuant to Part IV of the *Ontario Heritage Act*. The 30-day appeal period ended on January 6, 2020 and no appeals were received. This designation will be recorded in 2020.

Requests to designate the following properties were received by the LACH in 2019 and referred to its Stewardship Sub-Committee:

- 75 Langarth Street East
- 247 Halls Mill Road

Demolition Requests

Demolition requests were received for the following heritage listed properties. Municipal Council did not designate the properties pursuant to the *Ontario Heritage Act* in 2019:

- 1588 Clarke Road (barn only)
- 160 Oxford Street East
- 567 King Street
- 6100 White Oak Road (Islamic Cemetery of London)

Municipal Council decided to retain the properties at 1588 Clarke Road and 6100 White Oak Road on the Register of Cultural Heritage Resources; the properties at 160 Oxford Street East and 567 King Street were removed from the Register.

Demolition requests were received for the following properties, which were refused by Municipal Council in 2019:

- 3303 Westdel Bourne

An appeal to Municipal Council's Notice of Intent to Designate the property at 3303 Westdel Bourne was received and will be heard by the Conservation Review Board at a hearing in 2020.

The following properties located within a Heritage Conservation District obtained approval from Municipal Council to be demolished with terms and conditions in 2019:

- 123 Queens Avenue, Downtown Heritage Conservation District

The refusal of the demolition request for 183 King Street, located in the Downtown Heritage Conservation District, was appealed to the Ontario Municipal Board (OMB) in 2015 and has not yet been resolved.

The demolition request for the property located at 467-469 Dufferin Avenue, located in the East Woodfield Heritage Conservation District, is the subject of an active appeal to the Local Planning Appeal Tribunal (LPAT).

Staff completed Step 2 of the Required Clearances for Demolition Permit for 94 properties in 2019.

Heritage Conservation Districts

Following consultation with the LACH, *Heritage Places 2.0- Potential Heritage Conservation Districts in the City of London* was adopted by Municipal Council as a Guideline Document to the *Official Plan/The London Plan* on August 27, 2019. *Heritage Places 2.0* identifies fourteen areas for future consideration as potential Heritage Conservation Districts. This document replaces the previously approved version from 1993.

Staff continued to implement the Heritage Conservation District Street Sign program, with the street signs completed throughout the Bishop Hellmuth Heritage Conservation District in 2019 during an infrastructure renewal project on Waterloo Street. Heritage Conservation District street signs in the Blackfriars/Petersville Heritage Conservation District are anticipated to be installed in spring/summer 2020.

Heritage Alteration Permits

One hundred and twenty-seven (127) Heritage Alteration Permits were processed in 2019. Of those, 16 required consultation with the LACH and a decision by Municipal Council. Of those, four Heritage Alteration Permit applications were for proposed new buildings or major alteration within a Heritage Conservation District, one Heritage Alteration Permit was for a civic amenity, and the remaining 11 were referred to the LACH arising from non-compliance or work initiated without receiving Heritage Alteration Permit approval. Four Heritage Alteration Permits were administered by Development Services and the remaining 123 Heritage Alteration Permits were administered by City Planning. Staff were made aware of at least fourteen occurrences of work or alterations undertaken to a heritage designated property without Heritage Alteration Permit approval.

The remaining 111 Heritage Alteration Permits were approved by the City Planner under the Delegated Authority By-law, including 22 amendments/revisions to Heritage Alteration Permit approvals. See Table 2.

In the fifth year of its implementation, Delegated Authority for Heritage Alteration Permits was reviewed. Minor amendments to the by-law were recommended by staff and supported by the LACH at its meeting on November 9, 2019 which were implemented by a by-law passed by Municipal Council on November 26, 2019.

In 2018, the City laid charges pursuant to the *Ontario Heritage Act* for non-compliance issues related to Heritage Alteration Permit approval against two different property owners. Both charges resulted in guilty pleas and fines in decisions rendered in 2019.

Table 1: Properties added to the Register of Cultural Heritage Resources by Resolution of Municipal Council in 2019

Properties Added to the Register of Cultural Heritage Resources
1. 431 Adelaide Street North
2. 433 Adelaide Street North
3. 435 Adelaide Street North
4. 437 Adelaide Street North
5. 439 Adelaide Street North
6. 390 Colborne Street
7. 421 Dundas Street
8. 425 Dundas Street
9. 451 Dundas Street
10. 528 Dundas Street
11. 532 Dundas Street
12. 533 Dundas Street
13. 534 Dundas Street
14. 538 Dundas Street
15. 540-544 Dundas Street, 422-424 William Street
16. 541 Dundas Street, 399 William Street
17. 546 Dundas Street
18. 572 Dundas Street
19. 602 Dundas Street
20. 604-606 Dundas Street
21. 610-612 Dundas Street
22. 614 Dundas Street
23. 616 Dundas Street
24. 621 Dundas Street
25. 623 Dundas Street
26. 627 Dundas Street
27. 629 Dundas Street
28. 630 Dundas Street
29. 634 Dundas Street
30. 636 Dundas Street
31. 638 Dundas Street
32. 640-644 Dundas Street
33. 646-650 Dundas Street
34. 656 Dundas Street
35. 658 Dundas Street
36. 660 Dundas Street
37. 675 Dundas Street
38. 680 Dundas Street, 420 Elizabeth Street
39. 682 Dundas Street
40. 700-706 Dundas Street
41. 714 Dundas Street
42. 720 Dundas Street
43. 724 Dundas Street

44.745 Dundas Street
45.755-761 Dundas Street
46.765-769 Dundas Street
47.768 Dundas Street
48.772 Dundas Street
49.773 Dundas Street
50.775-791 Dundas Street
51.788 Dundas Street
52.790 Dundas Street
53.976 Dundas Street
54.920 Dundas Street
55.924 Dundas Street
56.930 Dundas Street
57.1006-1008 Dundas Street
58.1051 Dundas Street
59.430 Elizabeth Street
60.575 King Street
61.693-695 King Street
62.754 King Street
63.755 King Street
64.758 King Street
65.800 King Street
66.343 Maitland Street
67.345 Maitland Street
68.347 Maitland Street
69.349 Maitland Street
70.370 Maitland Street
71.434 Maitland Street
72.438 Maitland Street
73.440 Maitland Street
74.477 Maitland Street
75.529 Queens Avenue
76.567 Queens Avenue
77.587 Queens Avenue
78.595 Queens Avenue
79.601 Queens Avenue
80.603 Queens Avenue
81.607 Queens Avenue
82.415 Rectory Street
83.417 Rectory Street
84.418 Rectory Street
85.419 Rectory Street
86.350 William Street
87.356 William Street
88.384 William Street
89.388 William Street

90. 393 William Street
91. 419 William Street
92. 425-427 William Street
93. 426 William Street
94. 433 William Street
95. 982 Princess Avenue
96. 700 Oxford Street East

Table 2: Heritage Alteration Permits approved in 2019 by Approval Type

Municipal Council Approval	Delegated Authority Approval
<ol style="list-style-type: none"> 1. HAP19-006-L 131 King Street 2. HAP19-008-L 195 Dundas Street 3. HAP19-009-L Bishop Hellmuth HCD Pocket Parks 4. HAP19-021-L 371 Dufferin Avenue 5. HAP19-033-L 25 Blackfriars Street 6. HAP19-036-L 783 Hellmuth Avenue 7. HAP19-044L 10 Napier Street 8. HAP19-045-L 117 Wilson Avenue 9. HAP19-055-L 529 Princess Avenue 10. HAP19-059-L 213 King Street 11. HAP19-061-L 40 Craig Street 12. HAP19-080-L 562 Dufferin Avenue 13. HAP19-081-L 504-506 Maitland Street 14. HAP19-090-L 906 Lorne Avenue* 15. HAP19-093-L 88 Blackfriars Street* 16. HAP19-097-L 430 Dufferin Avenue* 	<ol style="list-style-type: none"> 1. HAP19-001-D 138 Wellington Street 2. HAP19-002-D 68 Rogers Avenue 3. HAP19-003-D 366 Richmond Street 4. HAP18-009-L-b 491 English Street 5. HAP19-004-D 6 Moir Street 6. HAP19-005-D 18 Craig Street 7. HAP18-070-D-a 20 Oxford Street West 8. HAP18-073-D-a 23 Kensington Street 9. HAP19-006-D 131 King Street 10. HAP19-007-D 8 Cherry Street 11. HAP18-008-L-a 504 English Street 12. HAP19-010-D 54 Argyle Street 13. HAP19-011-D 1017 Western Road 14. HAP19-012-D 287 St. James Street 15. HAP19-013-D 201 King Street 16. HAP18-070-D-b 20 Oxford Street West 17. HAP19-014-D 135 Duchess Avenue 18. HAP19-015-D 16 Byron Avenue East 19. HAP17-057-D-5 349-359 Ridout Street North 20. HAP19-016-D 147 Wortley Road 21. HAP19-017-D 200 Queens Avenue 22. HAP19-018-D 182 Bruce Street 23. HAP19-019-D 37 Empress Avenue 24. HAP19-020-D 291 Pall Mall Street 25. HAP19-022-D 484 Colborne Street
<p>*LACH consulted in 2019, but Municipal Council decision in 2020</p>	

Municipal Council Approval	Delegated Authority Approval
	<p>26. HAP19-023-D 795 Hellmuth Avenue</p> <p>27. HAP19-024-D 111 Wortley Road</p> <p>28. HAP19-025-D 54 Palace Street</p> <p>29. HAP19-026-D 722 Elias Street</p> <p>30. HAP19-027-D 15 St. Andrew Street</p> <p>31. HAP19-014-D-a 135 Duchess Avenue</p> <p>32. HAP19-028-D 332 Richmond Street</p> <p>33. HAP19-029-D 513 Talbot Street</p> <p>34. HAP19-030-D 435 Richmond Street</p> <p>35. HAP17-054-D-a 182 Duchess Avenue</p> <p>36. HAP19-031-D 36 Oxford Street West</p> <p>37. HAP19-032-D 161 Duchess Avenue</p> <p>38. HAP18-011-D-a 124 Dundas Street</p> <p>39. HAP19-034-D 34 Kensington Avenue</p> <p>40. HAP19-035-D 14 Cummings Avenue</p> <p>41. HAP19-037-D 656 Queens Avenue</p> <p>42. HAP19-038-D 864-872 Dundas Street</p> <p>43. HAP19-039-D 117 York Street</p> <p>44. HAP19-040-D 465 Ontario Street</p> <p>45. HAP17-072-D-a 525 Ontario Street</p> <p>46. HAP19-041-D 80 Askin Street</p> <p>47. HAP19-042-D 551 Quebec Street</p> <p>48. HAP19-043-D 71 York Street</p> <p>49. HAP19-040-D-a 465 Ontario Street</p> <p>50. HAP18-039-D-a 362 Commissioners Road West</p> <p>51. HAP19-046-D 340 Richmond Street</p> <p>52. HAP19-047-D 340 Richmond Street</p> <p>53. HAP19-047-D 120 Dundas Street</p>

Municipal Council Approval	Delegated Authority Approval
	<p>54. HAP19-048-D 67 Beaconsfield Avenue</p> <p>55. HAP19-050-D 719 Princess Avenue</p> <p>56. HAP18-064-D-a 742 Elias Street</p> <p>57. HAP19-051-D 150 Elmwood Avenue East</p> <p>58. HAP19-052-D 8 Argyle Street</p> <p>59. HAP19-053-D 483 Princess Avenue</p> <p>60. HAP19-054-D 771 Hellmuth Avenue</p> <p>61. HAP19-056-D 7 Teresa Street</p> <p>62. HAP19-057-D 176 Dundas Street</p> <p>63. HAP19-058-D 280 St. James Street</p> <p>64. HAP19-035-D-a 14 Cummings Avenue</p> <p>65. HAP19-060-D 350 Dufferin Avenue</p> <p>66. HAP19-061-D 40 Craig Street</p> <p>67. HAP19-062-D 765 Princess Avenue</p> <p>68. HAP19-063-D 798 Queens Avenue</p> <p>69. HAP19-064-D 333 Richmond Street</p> <p>70. HAP19-065-D 855 Hellmuth Avenue</p> <p>71. HAP19-066-D 855 Hellmuth Avenue</p> <p>72. HAP19-066-D 165 Bruce Street</p> <p>73. HAP19-067-D 275 Queens Avenue</p> <p>74. HAP19-068-D 285 Queens Avenue</p> <p>75. HAP19-069-D 440 Wellington Street</p> <p>76. HAP19-070-D 420 Talbot Street</p> <p>77. HAP19-071-D 360 St. James Street</p> <p>78. HAP19-032-D-b 161 Duchess Avenue</p> <p>79. HAP19-072-D 145 Wortley Road</p>

Municipal Council Approval	Delegated Authority Approval
	<p>80. HAP19-073-D 111 Elmwood Avenue East</p> <p>81. HAP19-074-D 182 Duchess Avenue</p> <p>82. HAP19-075-D 184 Duchess Avenue</p> <p>83. HAP19-76-D 25 Cathcart Street</p> <p>84. HAP19-077-D 255 Dufferin Avenue</p> <p>85. HAP19-78-D 95 High Street</p> <p>86. HAP19-079-D 115 Wilson Avenue</p> <p>87. HAP19-83-D 783 Hellmuth Avenue</p> <p>88. HAP19-084-D 256 Wortley Road</p> <p>89. HAP19-085-D 473 Princess Avenue</p> <p>90. HAP19-086-D 255 Dufferin Avenue</p> <p>91. HAP19-087-D 104 Askin Street</p> <p>92. HAP19-063-D-a 798 Queens Avenue</p> <p>93. HAP19-088-D 77 Byron Avenue East</p> <p>94. HAP19-089-D 582 Maitland Street</p> <p>95. HAP19-079-D-a 115 Wilson Avenue</p> <p>96. HAP19-050-D-a 719 Princess Avenue</p> <p>97. HAP19-091-D 870 Queens Avenue</p> <p>98. HAP19-072-D-a 145 Wortley Road</p> <p>99. HAP19-092-D 125 King Street</p> <p>100. HAP19-094-D 345 Talbot Street</p> <p>101. HAP19-095-D 532 Dufferin Avenue</p> <p>102. HAP19-060-D-a 145 Wortley Road</p> <p>103. HAP19-058-D-a 280 St. James Street</p> <p>104. HAP19-096-D 255 Dufferin Avenue</p> <p>105. HAP19-098-D 424 Wellington Street</p> <p>106. HAP19-099-D 45 Ridout Street South</p>

Municipal Council Approval	Delegated Authority Approval
	107. HAP19-101-D 13-15 York Street 108. HAP19-046-D-a 340 Richmond Street 109. HAP19-103-D 38 Blackfriars Street 110. HAP19-104-D 27 Kensington Avenue 111. HAP19-105-D 43 Blackfriars Street