



Architectural Conservancy Ontario – London Region Branch
Grosvenor Lodge
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October 15, 2020

Members of the Planning & Environment Committee:
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Dear Councillors:

**Re: Designation of 183 and 197 Ann Street under the Ontario Heritage Act
(and Planning Application File OZ-9127)**

On behalf of the London Region branch of Architectural Conservancy Ontario (ACO London), I am writing to express support for the recommendation of LACH and its Stewardship Subcommittee to designate 183 Ann Street and 197 Ann Street under Part IV of the Ontario Heritage Act.

197 Ann Street was built in 1859 and became known as the Kent Brewery in 1861, the year that the business was purchased by John Hamilton and a partner. John eventually became the sole owner. After his death in 1887, his son (Joseph) took over the business and the brewery continued to operate until it closed in 1917 due to prohibition. The main brewery building has been referred to as the “largest surviving brewery artifact from Victorian London-Middlesex” (*On Tap: The Odyssey of Beer and Brewing in Victorian London-Middlesex*, by Glen Phillips). The brewery building has been adaptively re-used for 103 years and counting. It has housed a cigar factory, a cheese factory, a bicycle shop, and – at present – an automotive repair shop.

The property at **183 Ann Street** was home to the Hamilton family from 1862 to 1911, according to city directories. The original frame structure where John Hamilton lived and died was completely rebuilt in local yellow brick by his son, Joseph, in 1893. Joseph lived in the current house from then until 1911.

These two buildings, along with 179 Ann Street (built before 1881 and home to Joseph Hamilton from 1887 to 1890) are a rare example of a brewery site with the brewery itself (197), a house built by the brewer (183), and a house in which the brewer lived (179) all still standing and in good condition.

In addition to their individual and collective importance in recalling and highlighting London’s industrial past, these two properties sit within the expected study area for the North Talbot Heritage Conservation District. The Kent Brewery complex is an important component of this heritage neighbourhood. 183 and 197 Ann Street should be preserved.

With respect to the planning application that will come forward to PEC in the near future, we note that a 22-storey building on the west end of the subject site would be very close to three neighbouring mid-rise and high-rise apartment buildings. Construction of the proposed 22-storey building would result in a loss of privacy, sunlight, and view. It would make many units of the existing buildings less desirable as living spaces. This is unfair to the residents of those units, and to the owners of those units/buildings.

According to the London Plan, the maximum height for a building on the subject site is 2.5 storeys. According to current zoning, the maximum height is 12 meters. The revised zoning amendment application seeks to permit a building 6.25 times higher than current zoning allows, and 19.5 storeys more than the London Plan would allow. We respectfully request that the application for a zoning change be denied, and that the property owner be encouraged to incorporate the historic brewery complex into any potential redevelopment.

Thank you for considering our comments.

Yours truly,

Kelley McKeating
President, Architectural Conservancy Ontario – London Region

Copies: Cathy Saunders, City Clerk - csaunder@london.ca
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