



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 3, 2021

Re: 2020 Heritage Planning Program

Overview

The following provides a summary of the 2020 Heritage Planning Program.

At the end of 2020, the City of London has:

- 3,943 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*
 - 230 properties designated pursuant Part IV of the *Ontario Heritage Act*
- 2,266 heritage listed properties, including:
 - One cultural heritage landscape

6,209 heritage listed and designated properties are included on the City's Register of Cultural Heritage Resources.

London Advisory Committee on Heritage

Due to the global pandemic, the LACH met in person in January and February 2020 and resumed meeting virtually in August-December 2020.

Continuing with some of the work started in 2019, the LACH established working groups to comment on major planning and development application more effectively. By referring these to a working group, committee time was more efficiently spent.

The LACH continued to raise concerns and provide advice to Municipal Council on many cultural heritage matters: vacant heritage buildings, amendments to the *Ontario Heritage Act* in Bill 108, commenting on cultural heritage studies for major projects including Rapid Transit, London's bid for the 2022 Ontario Heritage Conference, in addition to commenting on planning and development application and Heritage Alteration Permit applications.

Archaeological Resources

In partnership with the Ontario Archaeological Society, staff are working with Chippewas of the Thames First Nation and Oneida Nation of the Thames to create an information resource for property owners and developers about the archaeological assessment process. This work seeks to further the policy direction of *The London Plan Policy 615*, which requires First Nation engagement during Stage 2 and Stage 3 archaeological assessment, usually taking the form of Archaeological Field Liaisons.

Municipally Owned Heritage Properties

A review of the Building Condition Assessments/Conservation Master Plans for municipally owned heritage properties was planned for 2020, which was affected by the pandemic. This work is currently rescheduled to be completed in 2021, pending safe working practices.

In 2020, the porch at Grosvenor Lodge (1017 Western Road) was restored. In 2021, the windows of Grosvenor Lodge will be removed, restored, and reinstated. Exterior painting will also be completed in 2021 at Grosvenor Lodge.

Register of Cultural Heritage Resources

In 2020, 264 properties were added to the Register of Cultural Heritage Resources by resolution of Municipal Council. One hundred and sixty-five of those properties were identified as potential cultural heritage resources in the North Talbot Cultural Heritage Inventory. Ninety-nine of those properties were identified as potential Cultural Heritage Resources in the Cultural Heritage Assessment Report (CHAR) that was prepared for the Hamilton Road Corridor Secondary Plan. See List 1.

Individually Designated Heritage Properties

The following property was designated pursuant to Part IV of the *Ontario Heritage Act* by Municipal Council in 2020:

- 36 Pegler Street (By-law No. L.S.P.-3484-20)

A technical amendment for the heritage designated property at 660 Sunningdale Road East (2370 Blackwater Road) was also completed as the property continues to be developed.

Municipal Council issued its Notice of Intent to Designate the property at 75 Langarth Street East pursuant to Part IV of the *Ontario Heritage Act* on December 4, 2020. No objections were received. The heritage designating by-law will be passed in early 2021 and recorded as a 2021 designation.

Heritage Conservation Districts

Staff continued to implement the Heritage Conservation District Street Sign program. Heritage Conservation District street signs in the Blackfriars/Petersville Heritage Conservation District were installed in summer 2020.



Image 1: Blackfriars/Petersville Heritage Conservation District street signs installed at the corner of Wilson Avenue and Cummings Avenue in the Blackfriars/Petersville Heritage Conservation District.

Demolition Requests

Demolition requests were received for 6 heritage listed properties in 2020. Municipal Council did not designate the properties pursuant to the *Ontario Heritage Act* and removed the following properties from the Register in 2020:

- 2325 Sunningdale Road East
- 74 Wellington Road
- 78 Wellington Road
- 1455 Oxford Street East
- 954 Gainsborough Road

Municipal Council issued its Notice of Intent to Designate the heritage listed property at 247 Halls Mills Road pursuant to the *Ontario Heritage Act* on February 4, 2020. An objection was received, which has been referred to the Conservation Review Board. The hearing is still underway.

The following property located within a Heritage Conservation District obtained approval with terms and conditions from Municipal Council to be demolished in 2020:

- 120 York Street (D-rated property), 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 property at 3303 Westdel Bourne is still subject to Municipal Council's Notice of Intent to Designate.

Following the refusal of the demolition request for the heritage designated property at 467-469 Dufferin Avenue, East Woodfield Heritage Conservation District, by Municipal Council, the property owner appealed to the Local Planning Appeal Tribunal (LPAT). A hearing was held. The LPAT granted the demolition. The property owner demolished the building on June 4, 2020.

Staff completed Step 2 of the Required Clearances for Demolition Permit for 60 properties in 2020.

Heritage Alteration Permits

Eighty (80) Heritage Alteration Permits were processed in 2020. Of those, 16 Heritage Alteration Permit applications required consultation with the LACH and a decision by Municipal Council. This is the same number of Heritage Alteration Permit applications requiring LACH consultation as in 2019, however this represents a proportional increase particularly in the number of applications arising from work completed without Heritage Alteration Permit approval. Enforcement of the requirements of the *Ontario Heritage Act* with respect to heritage designating by-laws for properties continues to be a challenge.

The remaining 64 Heritage Alteration Permit applications were processed pursuant to the Delegated Authority By-law. See List 2.

In 2020, the City laid charges against two property owners for completing alterations without Heritage Alteration Permit approval.

List 1: Properties added to the Register of Cultural Heritage Resources by Resolution of Municipal Council in 2020

1. 124 Albert Street
2. 125 Albert Street
3. 127 Albert Street
4. 129 Albert Street
5. 137 Albert Street
6. 153-155 Albert Street
7. 159 Albert Street
8. 175-177 Albert Street
9. 179-181 Albert Street
10. 65 Ann Street
11. 72 Ann Street
12. 123 Ann Street
13. 125 Ann Street
14. 131-133 Ann Street
15. 137 Ann Street
16. 139 Ann Street
17. 140 Ann Street
18. 145 Ann Street
19. 156 Ann Street
20. 164 Ann Street
21. 175 Ann Street
22. 179 Ann Street
23. 180 Ann Street
24. 183 Ann Street
25. 97 Barton Street
26. 100 Central Avenue
27. 122 Central Avenue
28. 132 Central Avenue
29. 133 Central Avenue
30. 138 Central Avenue
31. 140 Central Avenue
32. 141 Central Avenue
33. 144 Central Avenue
34. 148 Central Avenue
35. 150 Central Avenue
36. 152 Central Avenue
37. 154 Central Avenue
38. 156 Central Avenue
39. 177 Central Avenue
40. 182 Central Avenue
41. 183 Central Avenue
42. 188 Central Avenue
43. 190 Central Avenue
44. 204 Central Avenue
45. 64 Fullarton Street
46. 66 Fullarton Street
47. 156-158 Hyman Street
48. 195 Hyman Street
49. 197 Hyman Street
50. 119 John Street
51. 121 John Street
52. 125 John Street
53. 132 John Street
54. 133 John Street
55. 137 John Street
56. 141 John Street
57. 142 John Street
58. 145 John Street
59. 149 John Street
60. 151 John Street
61. 153 John Street
62. 157 John Street
63. 158 John Street
64. 163 John Street
65. 165 John Street
66. 166 John Street
67. 168 John Street
68. 169 John Street
69. 170 John Street
70. 171 John Street
71. 172 John Street
72. 173 John Street
73. 174 John Street
74. 176 John Street
75. 178 John Street
76. 185 John Street
77. 188 John Street
78. 189 John Street
79. 190-192 John Street
80. 197 John Street
81. 201 John Street
82. 204-206 John Street
83. 205 John Street
84. 82-84 Kent Street
85. 86-88 Kent Street
86. 90 Kent Street
87. 92 Kent Street
88. 96 Kent Street
89. 125 Mill Street
90. 134 Mill Street
91. 134 ½ Mill Street
92. 136 ½ Mill Street
93. 143 Mill Street
94. 147 Mill Street
95. 148 Mill Street
96. 149 Mill Street
97. 160 Mill Street
98. 162-164 Mill Street
99. 175 Mill Street
100. 181 Mill Street
101. 185-187 Mill Street
102. 191-193 Mill Street
103. 207 Mill Street
104. 147 Piccadilly Street
105. 176 Piccadilly Street
106. 214 Piccadilly Street
107. 571-575 Richmond Street
108. 539 Richmond Street
109. 579 Richmond Street
110. 581-583 Richmond Street
111. 595 Richmond Street
112. 609 Richmond Street
113. 633-635 Richmond Street
114. 637 Richmond Street, 209 John Street
115. 711 Richmond Street
116. 569-571 Ridout Street North
117. 583 Ridout Street North
118. 1 St. George Street
119. 3 St. George Street
120. 4 St. George Street
121. 5 St. George Street
122. 6 St. George Street
123. 7 St. George Street
124. 8 St. George Street
125. 9 St. George Street
126. 10 St. George Street
127. 11 St. George Street
128. 14 St. George Street
129. 49 St. George Street

130. 51 St. George Street
131. 52 St. George Street
132. 53 St. George Street
133. 60 St. George Street
134. 61 St. George Street
135. 62 St. George Street
136. 64 St. George Street
137. 66 St. George Street
138. 75 St. George Street
139. 77 St. George Street
140. 84 St. George Street
141. 86 St. George Street
142. 100 St. George Street
143. 123 St. George Street
144. 130 St. George Street
145. 132 St. George Street
146. 135 St. George Street
147. 547-551 Talbot Street
148. 564 Talbot Street
149. 569-571 Talbot Street
150. 584 Talbot Street
151. 590-592 Talbot Street
152. 615 Talbot Street
153. 620-622 Talbot Street
154. 624 Talbot Street
155. 625 Talbot Street
156. 662 Talbot Street
157. 664 Talbot Street
158. 666 Talbot Street
159. 668 Talbot Street
160. 670 Talbot Street
161. 694 Talbot Street
162. 698 Talbot Street
163. 700 Talbot Street
164. 718 Talbot Street
165. 724 Talbot Street
166. 171 Adelaide Street North
167. 173 Adelaide Street North
168. 86 Anderson Avenue
169. 143 Arundell Street
170. 145 Arundell Street
171. 140 Dreaney Avenue
172. 144 Dreaney Avenue
173. 150 Dreaney Avenue
174. 154 Dreaney Avenue
175. 209 Egerton Street
176. 10 Elm Street
177. 1 Hamilton Road
178. 92-98 Hamilton Road, 511-513/
Horton Street East
179. 101 Hamilton Road
180. 104 Hamilton Road
181. 112 Hamilton Road
182. 120 Hamilton Road
183. 124 Hamilton Road
184. 126 Hamilton Road
185. 125-127-127/ Hamilton Road
186. 250 Hamilton Road
187. 260 Hamilton Road
188. 274 Hamilton Road
189. 276 Hamilton Road
190. 280 Hamilton Road
191. 328 Hamilton Road
192. 342 Hamilton Road
193. 345 Hamilton Road
194. 349 Hamilton Road
195. 349/ Hamilton Road
196. 355 Hamilton Road
197. 357 Hamilton Road
198. 363 Hamilton Road
199. 364-364A-364B Hamilton Road
200. 366 Hamilton Road
201. 367 Hamilton Road
202. 371-373 Hamilton Road
203. 407 Hamilton Road
204. 414 Hamilton Road (96 Rectory
Street)
205. 416 Hamilton Road
206. 423 Hamilton Road
207. 465 Hamilton Road
208. 519 Hamilton Road
209. 523 Hamilton Road
210. 541 Hamilton Road
211. 547 Hamilton Road
212. 556 Hamilton Road
213. 560 Hamilton Road
214. 592 Hamilton Road
215. 583-585 Hamilton Road
216. 601 Hamilton Road
217. 612 Hamilton Road
218. 645 Hamilton Road
219. 658 Hamilton Road
220. 664 Hamilton Road
221. 689 Hamilton Road
222. 709 Hamilton Road
223. 721-725 Hamilton Road
224. 735 Hamilton Road
225. 737 Hamilton Road
226. 741-743 Hamilton Road
227. 749 Hamilton Road
228. 751 Hamilton Road
229. 783-783/ Hamilton Road
230. 772 Hamilton Road
231. 796 Hamilton Road
232. 818 Hamilton Road (formerly 15
Glenwood Avenue)
233. 870 Hamilton Road
234. 867 Hamilton Road
235. 873 Hamilton Road
236. 875-881 Hamilton Road
237. 885 Hamilton Road
238. 887 Hamilton Road
239. 504 Horton Street East
240. 506 Horton Street East
241. 508 Horton Street East
242. 122 Inkerman Street
243. 124 Inkerman Street
244. 128 Inkerman Street
245. 751 Little Hill Street
246. 755 Little Hill Street
247. 783 Little Hill Street
248. 156 Madison Avenue
249. 128 Mamelon Street
250. 136 Mamelon Street
251. 143 Mamelon Street
252. 147 Mamelon Street
253. 17 Marmora Street
254. 19 Marmora Street
255. 971 Ormsby Street
256. 134 Price Street
257. 138 Price Street
258. 141 Price Street
259. 145 Price Street
260. 28 Redan Street
261. 898 Trafalgar Street
262. 180 William Street

263. 184 William Street
264. 192 William Street

Table 2: Heritage Alteration Permits in 2020 by Approval Type

Municipal Council Approval

1. HAP20-003-L, 1058 Richmond Street, Part IV – refused
2. HAP20-004-L, 40-42 Askin Street, Part IV and Wortley Village-Old South HCD – refused
3. HAP20-006-L, 938 Lorne Avenue, Old East HCD
4. HAP20-011-L, 556 Wellington Street, West Woodfield HCD – refusal recommended, but approved by Municipal Council
5. HAP20-014-L, 723 Lorne Avenue, Lorne Avenue Park, Old East HCD
6. HAP20-015-L, 59 Wortley Road, Wortley Village-Old South HCD
7. HAP20-017-L, 70 Rogers Avenue, Blackfriars/Petersville Heritage Conservation District
8. HAP20-042-L, 512 English Street, Old East HCD
9. HAP20-044-L, 784 Hellmuth Avenue, Bishop Hellmuth HCD – refused
10. HAP20-048-L, 562 Maitland Street, East Woodfield HCD
11. HAP20-051-L, 91 Bruce Street, Wortley Village-Old South HCD
12. HAP20-058-L, 784 Hellmuth Avenue, Bishop Hellmuth HCD
13. HAP20-060-L, English Street, Old East HCD
14. HAP20-066-L, 59 Wortley Road, Wortley Village-Old South HCD*
15. HAP20-067-L, 660 Sunningdale Road East, Part IV*
16. HAP20-069-L, 61 Wilson Avenue, Wortley Village-Old South HCD*

*LACH consultation in 2020, but Municipal Council decision in 2021.

Delegated Authority Approval

1. HAP20-001-D, 412 Dufferin Avenue, Part IV and West Woodfield HCD
2. HAP20-002-D, 82 Empress Avenue, Blackfriars/Petersville HCD
3. HAP19-103-D-a, 38 Blackfriars Street, Blackfriars/Petersville HCD
4. HAP20-005-D, 391 South Street, Part IV
5. HAP20-002-D-a, 82 Empress Avenue, Blackfriars/Petersville HCD
6. HAP19-068-D-a, 285 Queens Avenue, West Woodfield HCD
7. HAP20-007-D, 207 Dundas Street, Downtown HD
8. HAP20-008-D, 190 Wortley Road, Wortley Village-Old South HCD
9. HAP20-009-D, 100 Albion Street, Blackfriars/Petersville HCD
10. HAP20-010-D, 577 Maitland Street, West Woodfield HCD
11. HAP20-012-D, 333 Dufferin Avenue, West Woodfield HCD
12. HAP20-013-D, 338 St. James Street, Part IV
13. HAP19-097-L-a, 430 Dufferin Avenue, West Woodfield HCD
14. HAP20-016-D, 25 Empress Avenue, Blackfriars/Petersville HCD
15. HAP20-018-D, 115 Dundas Street, Downtown HCD
16. HAP20-019-D, 41 Empress Avenue, Blackfriars/Petersville Heritage Conservation District
17. HAP20-020-D, 13 MacKinnon Place, Wortley Village-Old South HCD
18. HAP20-021-D, 97 Askin Street, Wortley Village-Old South HCD
19. HAP19-105-D-a, 43 Blackfriars Street, Blackfriars/Petersville HCD
20. HAP20-022-D, 82 Elmwood Avenue East, Wortley Village-Old South HCD
21. HAP20-023-D, 835 Wellington Street, Bishop Hellmuth HCD
22. HAP20-024-D, 574 Maitland Street, East Woodfield HCD
23. HAP20-025-D, 39 Ridout Street South, Wortley Village-Old South HCD
24. HAP20-026-D, 803 Queens Avenue, Old East HCD
25. HAP20-027-D, 472 Richmond Street, Part IV and Downtown HCD
26. HAP20-028-D, 479 Clarence Street, Downtown HCD

27. HAP20-029-D, 129 Duchess Avenue, Wortley Village-Old South HCD
28. HAP20-030-D, 91 Bruce Street, Wortley Village-Old South HCD
29. HAP20-031-D, 300 Dufferin Avenue, West Woodfield HCD
30. HAP20-032-D, 785 Princess Avenue, Old East HCD
31. HAP20-033-D, 863 Waterloo Street, Bishop Hellmuth HCD
32. HAP20-034-D, 136 Wortley Road, Wortley Village-Old South HCD
33. HAP20-035-D, 2770 Sheffield Place, Part IV
34. HAP20-025-D-a, 39 Ridout Street South, Wortley Village-Old South HCD
35. HAP20-036-D, 845 Hellmuth Avenue, Bishop Hellmuth HCD
36. HAP18-041-D-a, 350-356 Queens Avenue, West Woodfield HCD
37. HAP20-037-D, 44 Blackfriars Street, Blackfriars/Petersville Heritage Conservation District
38. HAP20-038-D, 1017 Western Road, Part IV
39. HAP20-039-D, 550 English Street, Old East HCD
40. HAP20-040-D, 461 Ontario Street, Old East HCD
41. HAP20-041-D, 100 Dundas Street, Downtown HCD
42. HAP20-042-D, 512 English Street, Old East HCD
43. HAP20-043-D, 20 Grosvenor Street, Part IV
44. HAP20-045-D, 776 Wellington Street, Bishop Hellmuth HCD
45. HAP20-046-D, 86 Askin Street, Wortley Village-Old South HCD
46. HAP20-047-D, 135 Duchess Avenue, Wortley Village-Old South HCD
47. HAP20-021-D-a, 97 Askin Street, Wortley Village-Old South HCD
48. HAP20-049-D, 13 York Street, Downtown HCD
49. HAP20-050-D, 15 York Street, Downtown HCD
50. HAP20-053-D, 504 Colborne Street, West Woodfield HCD
51. HAP20-054-D, 190 Bruce Street, Wortley Village-Old South HCD
52. HAP20-055-D, 72 Bruce Street, Wortley Village-Old South HCD
53. HAP20-039-D-a, 550 English Street, Old East HCD
54. HAP20-056-D, 268 Dundas Street, Downtown HCD
55. HAP20-057-D, 791 Hellmuth Avenue, Bishop Hellmuth HCD
56. HAP20-059-D, 126 Wilson Avenue, Blackfriars/Petersville HCD
57. HAP20-061-D, 366 Richmond Street, Downtown HCD
58. HAP20-062-D, 203 Tecumseh Avenue East, Wortley Village-Old South HCD
59. HAP20-063-D, 172 King Street, Downtown HCD
60. HAP20-065-D, 141 Wortley Road, Wortley Village-Old South HCD
61. HAP17-019-D-a, 587 Dufferin Avenue, East Woodfield HCD
62. HAP20-068-D, 4 Covent Market Place, Downtown HCD
63. HAP20-070-D, 866 Wellington Street, Bishop Hellmuth HCD
64. HAP20-071-D, 145 Wortley Road, Wortley Village-Old South HCD