



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 2, 2022

Re: **2021 Heritage Planning Program**

Overview

The following provides a summary of the 2021 Heritage Planning Program.

At the end of 2021, the City of London has:

- 3,947 heritage designated properties, including:
 - 3,612 properties in London's seven Heritage Conservation Districts designated pursuant to Part V of the *Ontario Heritage Act*
 - 102 properties designated pursuant to Parts IV and V of the *Ontario Heritage Act*
 - 233 individual properties designated pursuant to Part IV of the *Ontario Heritage Act*
- 2,223 heritage listed properties, including:
 - One cultural heritage landscape

In total, 6,170 heritage listed and designated properties are included on the City's Register of Cultural Heritage Resources.

London Advisory Committee on Heritage

The LACH, and its sub-committees, continued to meet virtually during COVID-19 to meet its mandate and the City's obligations under the *Ontario Heritage Act*. The LACH continued to fulfill its mandate by commenting on cultural heritage matters, including demolitions, Heritage Alteration Permit application, designations, and planning and development applications.

Due to the global pandemic and limitations on in-person events, London's bid for the Ontario Heritage Conference has been shifted to 2023.

Amendments to the *Ontario Heritage Act*

On July 1, 2021, amendments to the *Ontario Heritage Act* in Bill 108 were proclaimed in force and effect. The new Ontario Regulation 385/21 also came into force and effect.

These amendments and new requirements in regulation affect decision-making processes for cultural heritage resources, including:

- Limiting Municipal Council's ability to designate a property during a "prescribed event" (application for an Official Plan amendment, application for a Zoning By-law amendment, or an application for a Plan of Subdivision)
- Introducing new objection process, in addition to appeal process, for heritage designation
- Eliminating the Conservation Review Board and directing all *Ontario Heritage Act* appeals to the Ontario Land Tribunal
- Changing the process to add a property to a Register by introducing a notice requirement

The Ministry of Heritage, Sport, Tourism and Culture Industries (MHSTCI) is expected to provide updated guidance on these amendments through revisions to the Ontario Heritage Toolkit.

Register of Cultural Heritage Resources

In 2021, no properties were added to the Register of Cultural Heritage Resources. Following evaluation of their potential cultural heritage value or interest, 44 properties were removed from the Register of Cultural Heritage Resources by resolution of Municipal Council (see List 1).

Individually Designated Heritage Properties

The following properties were designated pursuant to Part IV of the *Ontario Heritage Act* by Municipal Council in 2021:

- 75 Langarth Street East, By-law No. L.S.P.-3488-36
- 3303 Westdel Bourne, By-law No. L.S.P.-3490-112

In 2021, Municipal Council issued its Notice of Intent to Designate the following properties:

- Health Services Building, 346 South Street
- War Memorial Children's Hospital, 392 South Street
- Clarke House, 1903 Avalon Street
- 44 Bruce Street
- 46 Bruce Street

Following the objection period and should no objections be received, heritage designating by-laws will be brought forward for passage and registered following the appeal period (should no appeals be received) in 2022.

The Conservation Review Board hearing regarding the heritage designation of the property at 247 Halls Mill Road has not yet been resolved.

Heritage Conservation Districts

Staff continued to implement the Heritage Conservation District Street Sign program. Heritage Conservation District Street Signs were installed in the Wortley Village-Old South Heritage Conservation District in late 2021.



Image 1: New Wortley Village-Old South Heritage Conservation District street sign installed at the intersection of Askin Street and Wortley Road.

Heritage Alteration Permits (HAPs)

Eight-six (86) Heritage Alteration Permit applications were processed in 2021 (see List 2). Of those, 16 Heritage Alteration Permit applications required consultation with the LACH and a decision by Municipal Council. This is consistent with the number of Heritage Alteration Permit applications requiring LACH consultation in 2019 and 2020.

The remaining 70 Heritage Alteration Permit applications were processed pursuant to the Delegated Authority By-law. This is reasonably consistent with the number of Heritage Alteration Permit applications processed in 2020 (64 HAPs) but fewer Heritage Alteration Permit application than in 2019 (127 HAPs).

Both charges laid in 2020 for violation of the *Ontario Heritage Act* were resolved in 2021, resulting in guilty pleas and fines. Enforcement of 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.

Demolition Requests

Three demolition requests were received for heritage listed properties in 2021. Municipal Council did not designate these properties pursuant to the *Ontario Heritage*

Act and these properties were removed from the Register of Cultural Heritage Resources in 2021:

- 126 Price Street
- 88 Wellington Road
- 92 Wellington Road

A demolition request was received for the Anne Eadie Park Stage at Western Fair (900 King Street), a heritage listed property. Following consultation with the LACH, Municipal Council consented to the demolition but retained the property on the Register of Cultural Heritage Resources.

Demolition requests were received for 2 heritage designated properties in 2021. Following consultation with the LACH, Municipal Council refused the demolition request for the building on the individual heritage designated property at 93-95 Dufferin Avenue. A subsequent Heritage Alteration Permit was approved with terms and conditions, which incorporates the north (main) and west façades into a development at the property.

Following consultation with the LACH, Municipal Council approved the demolition request for the building at 50 King Street, in the Downtown Heritage Conservation District, with terms and conditions. The property at 50 King Street was the former County Administration Building (1959, with major alteration/addition in 1986), later home to the Middlesex London Health Unit. It was sold, with the old Court House (399 Ridout Street North), by Middlesex County to the current property owner in 2019.

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.

Staff complete Step 2 of the Required Clearances for Demolition Permit form for 103 properties in 2021.

Municipally Owned Heritage Properties

Restoration work continued on the City's municipally owned heritage properties while the Conservation Master Plans are underway to guide capital investments over the next 10 years.

In 2021, the restoration of the porch at Grosvenor Lodge was finished and restoration work on the windows was largely completed. This work included the removal of all of the windows of Grosvenor Lodge, including their storm windows, for off-site restoration. The windows are now operable, with spring bronze weather stripping installed. "Cathedral style" storm windows were installed on the upper windows of the main façade, which allow a better view of the Tudor arch windows.



Image 2: Work underway to install the recently restored storm windows at Grosvenor Lodge.



Image 3: Inspecting the new "Cathedral style" storm windows on the upper front windows at Grosvenor Lodge.



Image 4: Detail of the window opening hardware, security, and spring bronze weather stripping installed on one of the windows at Grosvenor Lodge.

In addition, a small plaster restoration project was completed at Eldon House. Security updates were also completed at Grosvenor Lodge and Elsie Perrin Williams Estate.

Following extensive consultation and local consensus building, an application to nominate Labatt Park as a National Historic Site of Canada was submitted to the Historic Sites and Monuments Board of Canada in December 2021.

Ontario Land Tribunal Appeals

Two decisions of Municipal Council on planning applications on-site or adjacent to heritage designated properties were appealed to the Ontario Land Tribunal in 2021:

- Z-9155, 725-735 Dundas Street
- OZ-9157, 435-451 Ridout Street North

List 1: Properties Removed from the Register of Cultural Heritage Resources by resolution of Municipal Council in 2021

1. 1033-1037 Dundas Street
2. 1 Kennon Place
3. 126 Price Street
4. 19 Raywood Avenue
5. 32 Wellington Road
6. 34 Wellington Road
7. 88 Wellington Road
8. 90 Wellington Road
9. 92 Wellington Road
10. 98 Wellington Road
11. 118 Wellington Road
12. 120 Wellington Road
13. 122 Wellington Road
14. 124-126 Wellington Road
15. 134 Wellington Road
16. 136 Wellington Road
17. 138 Wellington Road
18. 140 Wellington Road
19. 142 Wellington Road
20. 166 Wellington Road
21. 220 Wellington Road
22. 247 Wellington Road
23. 249 Wellington Road
24. 251 Wellington Road
25. 253-255 Wellington Road
26. 261 Wellington Road
27. 263 Wellington Road
28. 265 Wellington Road
29. 269 Wellington Road
30. 267 Wellington Road
31. 271 Wellington Road
32. 273 Wellington Road
33. 275 Wellington Road
34. 285 Wellington Road
35. 287 Wellington Road
36. 289 Wellington Road
37. 297 Wellington Road
38. 301 Wellington Road
39. 303 Wellington Road
40. 327 Wellington Road
41. 331 Wellington Road
42. 333 Wellington Road
43. 72 Wellington Road
44. 44 Wellington Road

List 2: Heritage Alteration Permit applications in 2021 by Approval Type

Municipal Council Approval

1. HAP21-001-L, 330 St James Street, Bishop Hellmuth HCD – refusal
2. HAP21-007-L, 179 Dundas Street, Downtown HCD
3. HAP21-014-L, 181 Dundas Street, Downtown HCD
4. HAP21-026-L, 16 Cummings Avenue, Blackfriars/Petersville HCD
5. HAP21-027-L, 574 Maitland Street, East Woodfield HCD
6. HAP21-028-L, 426 St James Street, Part IV
7. HAP21-030-L, 40-42 Askin Street, Part IV and Wortley Village-Old South HCD – refusal
8. HAP21-031-L, 2096 Wonderland Road North, Part IV
9. HAP21-039-L, 330 St James Street, Bishop Hellmuth HCD
10. HAP21-042-L, 827 Elias Street, Old East HCD – refusal
11. HAP21-049-L, 329 Richmond Street, Downtown HCD
12. HAP21-056-L, 40- 42 Askin Street, Part IV and Wortley Village-Old South HCD
13. HAP21-059-L, 228-230 Dundas Street, Downtown HCD
14. HAP21-070-L, 64 Duchess Avenue, Wortley Village-Old South HCD
15. HAP21-076-L, 466-468 Queens Avenue, West Woodfield HCD
16. HAP21-079-L, 59 Albion Street, Blackfriars/Petersville HCD

Delegated Authority Approval

1. HAP21-002-D, 123 Dundas Street, Downtown HCD
2. HAP21-003-D, 789 Lorne Avenue, Old East HCD
3. HAP21-004-D, 304 Oxford Street East, Bishop Hellmuth HCD
4. HAP21-005-D, 129-131 Wellington Street, Part IV
5. HAP21-006-D, 550 Dufferin Avenue, East Woodfield HCD
6. HAP19-104-D-a, 27 Kensington Avenue, Blackfriars/Petersville HCD
7. HAP21-008-D, 106 Askin Street, Wortley Village-Old South HCD
8. HAP21-009-D, 560 English Street, Old East HCD
9. HAP21-010-D, 51 Albion Street, Blackfriars/Petersville HCD
10. HAP21-011-D, 181 Dundas Street, Downtown HCD
11. HAP21-012-D, 841 Elias Street, Old East HCD
12. HAP21-013-D, 353 Richmond Street, Part IV and Downtown HCD
13. HAP21-015-D, 107 Bruce Street, Wortley Village-Old South HCD
14. HAP21-016-D, 211 Dundas Street, Downtown HCD
15. HAP21-017-D, 815 Talbot Street, Part IV
16. HAP21-018-D, 59 Albion Street, Blackfriars/Petersville HCD
17. HAP21-019-D, 93-95 Dufferin Avenue, Part IV
18. HAP21-020-D, 21 Palace Street, East Woodfield HCD
19. HAP21-021-D, 352-358 Talbot Street, Downtown HCD
20. HAP21-022-D, 307 Hyman Street, West Woodfield HCD
21. HAP21-023-D, 14 Mount Pleasant Avenue, Blackfriars/Petersville HCD
22. HAP21-024-D, 316 Grosvenor Street, Bishop Hellmuth HCD
23. HAP22-025-D, 318 Grosvenor Street, Bishop Hellmuth HCD
24. HAP21-029-D, 562 Dufferin Avenue, East Woodfield HCD

25. HAP21-019-D-a, 93-95 Dufferin Avenue, Part IV
26. HAP20-018-D-a, 115 Dundas Street, Downtown HCD
27. HAP21-032-D, 272 Dundas Street – ROW, Downtown HCD
28. HAP21-033-D, 216 York Street, Downtown HCD
29. HAP21-034-D, 893 Elias Street, Old East HCD
30. HAP21-035-D, 875 Hellmuth Avenue, Bishop Hellmuth HCD
31. HAP21-036-D, 380 Wellington Street, Downtown HCD
32. HAP21-037-D, 63 Thornton Avenue, Part IV
33. HAP21-038-D, 498 Dufferin Avenue, East Woodfield HCD
34. HAP21-040-D, 275 Dundas Street, Downtown HCD
35. HAP21-041-D, 392 Richmond Street, Downtown HCD
36. HAP21-043-D, 252 Dundas Street, Downtown HCD
37. HAP21-044-D, 109 Duchess Avenue, Wortley Village-Old South HCD
38. HAP21-045-D, 469 Princess Avenue, East Woodfield HCD
39. HAP21-046-D, 187 Dundas Street, Downtown HD
40. HAP21-047-D, 489 Dufferin Avenue, East Woodfield HCD
41. HAP21-048-D, 577 Maitland Street, West Woodfield HCD
42. HAP21-050-D, 256 Dundas Street, Downtown HCD
43. HAP21-006-D-a, 550 Dufferin Avenue, East Woodfield HCD
44. HAP21-051-D, 215 Dundas Street, Downtown HCD
45. HAP21-052-D, 325 Victoria Street, Part IV
46. HAP21-051-D-a, 215 Dunas Street, Downtown HCD
47. HAP21-053-D, 16 Cathcart Street, Wortley Village-Old South HCD
48. HAP21-054-D, 355 Clarence Street, Downtown HCD
49. HAP21-055-D, 256 Dundas Street, Downtown HCD
50. HAP21-057-D, 706 Princess Avenue, Old East HCD
51. HAP21-058-D, 42 Albion Street, Blackfriars/Petersville HCD
52. HAP21-060-D, 498 Dufferin Avenue, East Woodfield HCD
53. HAP21-061-D, 62 Albion Street, Blackfriars/Petersville HCD
54. HAP21-062-D, 20 Grosvenor Street, Part IV
55. HAP21-063-D, 9 Napier Street, Blackfriars/Petersville HCD
56. HAP21-064-D, 16 Cathcart Street, Wortley Village-Old South HCD
57. HAP21-065-D, 779 Queens Avenue, Old East HCD
58. HAP21-066-D, 304 Talbot Street, Downtown HCD
59. HAP21-067-D, 518 William Street, East Woodfield HD
60. HAP21-068-D, 12 Brighton Street, Wortley Village-Old South HCD
61. HAP21-069-D, 112 Elmwood Avenue East, Wortley Village-Old South HCD
62. HAP21-071-D, 877 Waterloo Street, Bishop Hellmuth HCD
63. HAP21-072-D, 527 Quebec Street, Old East HCD
64. HAP21-074-D, 39 Ridout Street South, Wortley Village-Old South HCD
65. HAP21-075-D, 169-173 Dundas Street, Downtown HCD
66. HAP21-077-D, 275 Dundas Street, Downtown HCD
67. HAP21-078-D, 516 Elizabeth Street, Old East HCD
68. HAP21-080-D, 473 Colborne Street, West Woodfield HCD
69. HAP21-081-D, 1 Rogers Avenue, Blackfriars/Petersville HCD
70. HAP21-082-D, 916 Queens Avenue, Old East HCD