



MEMO

To: Chair and Members, Community Advisory Committee on Planning

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

Date: February 8, 2023

Re: **2022 Heritage Planning Program**

Overview

The following provides a summary of the 2022 Heritage Planning Program.

At the end of 2022, the City of London has:

- 3,953 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*
 - 239 individual properties designated pursuant to Part IV of the *Ontario Heritage Act*
- 2,209 heritage listed properties, including:
 - One cultural heritage landscape

In total, 6,162 heritage listed and heritage designated properties are included on the City's Register of Cultural Heritage Resources.

Archaeology

Staff continue to receive and review archaeological assessments for planning and development applications, as well as municipal projects including infrastructure and parks improvements. In 2022, 132 archaeological assessments were updated on the City's archaeological potential layer.

London Advisory Committee on Heritage (LACH)/Community Advisory Committee on Planning (CACP)

The last meeting of the London Advisory Committee on Heritage (LACH) was held on April 13, 2022. As part of a City-wide examination of advisory committees, the mandate of the municipal heritage committee, pursuant to Section 28, *Ontario Heritage Act*, was included in the terms of reference for the new Community Advisory Committee on Planning (CACP). In addition to its heritage mandate, the CACP has a mandate for rural

matters and the planning advisory committee pursuant to Section 8(1), *Planning Act*. The first meeting of the CACP was held on May 26, 2022. The CACP continued to meet virtually throughout 2022.

Amendments to the *Ontario Heritage Act*

In 2022, staff continued to implement and adjust to the changes to the *Ontario Heritage Act* in Bill 108 that were proclaimed on July 1, 2021; in particular, adapting to the process responding to a “prescribed event.” There were two “prescribed events” in 2022 which each resulted in the heritage designation of the property, including the retention and incorporation of significant cultural heritage resources into a new development.

In late 2022, the province announced further changes to the *Ontario Heritage Act* in Bill 23, *More Homes Built Faster Act*. These amendments include, but are not limited to:

- Requiring a property to meet two or more of the prescribed criteria to warrant designation under the *Ontario Heritage Act*
- Prescribing the evaluation criteria for the designation of a Heritage Conservation District
- Limiting the designation of a property under Section 29, *Ontario Heritage Act*, during a “prescribed event” to those listed on a municipal register
- Limiting the inclusion of a property on a municipal register to only two-years, followed by a five-year prohibition on re-listing a property

The amendments in Bill 23 were proclaimed on January 1, 2023.

The Ministry of Citizenship and Culture (MCM), which now has the provincial heritage mandate, has been requested to provide updated guidance on recent amendments and new regulations in the Ontario Heritage Toolkit.

Register of Cultural Heritage Resources

In 2022, no properties were added to the Register of Cultural Heritage Resources. Following evaluation of their potential cultural heritage value or interest, 10 properties were removed from the Register of Cultural Heritage Resources by resolution of Municipal Council (see List 1).

Staff are working on more quantitative analysis of the heritage listed and heritage designated properties to better understand potentially under-represented area of the City’s history and culture.

Individually Designated Heritage Properties

The following properties were designated pursuant to Part IV of the *Ontario Heritage Act* by Municipal Council in 2022:

- Clark House, 1903 Avalon Street
- 44 Bruce Street
- 46 Bruce Street

- 634 Commissioners Road West¹
- 6092 Pack Road
- 514 Pall Mall Street
- Health Services Building, 346 South Street
- War Memorial Children's Hospital 392 South Street

Additionally, Municipal Council passed heritage designating by-laws for the following properties in 2022 which were appealed to the Ontario Land Tribunal (OLT):

- Kent Brewer's House, 183 Ann Street
- Kent Brewery, 197 Ann Street

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

Heritage Conservation Districts

No update to report.

Heritage Alteration Permits (HAPs)

One hundred three (103) Heritage Alteration Permit applications were processed in 2022 (see List 2). Of those, 14 Heritage Alteration Permit applications required consultation with the LACH/CACP and a decision by Municipal Council. This is generally consistent with the number of Heritage Alteration Permit applications requiring LACH/CACP consultation in 2019, 2020, and 2021.

The remaining 89 Heritage Alteration Permit applications were processed pursuant to the Delegated Authority By-law. This is closer to the number of Heritage Alteration Permit applications processed prior to the COVID-19 pandemic.

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

Five demolition requests were received for buildings or structures on heritage listed properties in 2022. Municipal Council did not designate these properties pursuant to the *Ontario Heritage Act* and four of the five of these properties were removed from the Register of Cultural Heritage Resources in 2022:

- 3700 Colonel Talbot Road
- 672 Hamilton Road
- 254 Hill Street
- 180 Simcoe Street

¹ Notice of Intent to Designate was issued on November 2, 2022, and the heritage designating by-law, By-law No. L.S.P.-3506-12, was passed on December 13, 2022. However, the appeal period for this designation does not end until February 4, 2023. If there is no appeal, the by-law will be registered on the title of the property.

- 493 Springbank Drive

The demolition request for the property at 493 Springbank Drive was to request the demolition of the former gatehouse and maintenance garage on the Woodland Cemetery property. The property was not removed from the Register of Cultural Heritage Resources as it is still believed to have potential cultural heritage value or interest.

In 2022, six requests to remove properties from the Register of Cultural Heritage Resources were received. These requests were treated like demolition requests; however, this approach may not be taken in the future given the legislative difference post-Bill 108. 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 2022:

- 2631 Hyde Park Road/1521 Sunningdale Road West
- 140 Wellington Street
- 142 Wellington Street
- 147-149 Wellington Street
- 185 Wellington Street
- 189 Wellington Street

Three demolition requests were received for building or structures on heritage designated properties in 2022. Two of the three demolition requests related to the demolition of non-heritage buildings on the former London Psychiatric Hospital (LPH) property at 850 Highbury Avenue North. The third request related to a house at 520 Ontario Street, in the Old East Heritage Conservation District, that was severely damaged during the major windstorm in May 2022. These properties remain designated under the *Ontario Heritage Act*.

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 122 properties in 2022.

Municipally Owned Heritage Properties

Conservation Master Plans (Heritage Condition Reports), supporting the next ten years of capital needs for municipally owned heritage properties, were completed in 2022.



Image 1: Carl Cadogan speaking at the “groundbreaking” for the new location of the Fugitive Slave Chapel building at Fanshawe Pioneer Village during a federal funding announcement on October 12, 2022.



Image 2: The Fugitive Slave Chapel was moved from its former location at 432 Grey Street on November 22, 2022.

List 1: Properties Removed from the Register of Cultural Heritage Resources by resolution of Municipal Council in 2022

1. 2631 Hyde Park Road/1521 Sunningdale Road West
2. 3700 Colonel Talbot Road
3. 147-149 Wellington Street
4. 180 Simcoe Street
5. 672 Hamilton Road
6. 254 Hill Street
7. 140 Wellington Street
8. 142 Wellington Street
9. 185 Wellington Street
10. 189 Wellington Street

List 2: Heritage Alteration Permit applications in 2022 by Review Type

Municipal Council

1. HAP22-003-L, 472 Richmond Street, Part IV & Downtown HCD
2. HAP22-006-L, 516 Elizabeth Street, Old East HCD
3. HAP22-007-L, 190 Wortley Road, Wortley Village-Old South HCD
4. HAP22-016-L, 18 Byron Avenue East, Wortley Village-Old South HCD (refused)
5. HAP22-031-L, 525 Dufferin Avenue, East Woodfield HCD
6. HAP22-037-L, 45 Bruce Street, Wortley Village-Old South HCD (refused)
7. HAP22-038-L, Elizabeth Street reconstruction, Old East HCD
8. HAP22-053-L, 870 Queens Avenue, Old East HCD
9. HAP22-065-L, 432 Grey Street, Part IV
10. HAP22-067-L, 123 Wilson Avenue, Blackfriars/Petersville HCD
11. HAP22-073-L, 10 Moir Street, Blackfriars/Petersville HCD (refused)
12. HAP22-075-L, 645 Lorne Avenue, Old East HCD
13. HAP22-080-L, 892 Princess Avenue, Old East HCD²
14. HAP22-081-L, 864 Hellmuth Avenue, Bishop Hellmuth HCD³

Delegated Authority

1. HAP22-001-D, 808 Waterloo Street, Bishop Hellmuth HCD
2. HAP22-002-D, 516 Colborne Street, West Woodfield HCD
3. HAP22-004-D, 593 Maitland Street, West Woodfield HCD
4. HAP18-019-L-a, 165 Elmwood Avenue East, Part IV & Wortley Village-Old South HCD
5. HAP22-005-D, 59 Albion Street, Blackfriars/Petersville HCD
6. HAP22-008-D, 340 Richmond Street, Downtown HCD
7. HAP22-009-D, 30 Kensington Avenue, Blackfriars/Petersville HCD
8. HAP22-010-D, 260 Wortley Road, Wortley Village-Old South HCD
9. HAP22-011-D, 21 Euclid Avenue, Wortley Village-Old South HCD
10. HAP22-012-D, 59 Albion Street, Blackfriars/Petersville HCD
11. HAP22-013-D, 162 Wortley Road, Wortley Village-Old South HCD
12. HAP21-063-D-a, 9 Napier Street, Blackfriars/Petersville HCD
13. HAP22-014-D, 49 Edward Street, Wortley Village-Old South HCD
14. HAP21-080-D-a, 473 Colborne Street, West Woodfield HCD
15. HAP22-015-D, 103-105 King Street, Downtown HCD
16. HAP22-017-D, 292 Dundas Street, Downtown HCD
17. HAP22-018-D, 51 Edward Street, Wortley Village-Old South HCD
18. HAP22-019-D, 540 Colborne Street, Part IV & West Woodfield HCD
19. HAP22-020-D, 797 Dufferin Avenue, Old East HCD
20. HAP22-021-D, 104 Askin Street, Wortley Village-Old South HCD
21. HAP22-022-D, 183 Dundas Street, Downtown HCD
22. HAP22-023-D, 359 Talbot Street, Downtown HCD
23. HAP22-024-D, 190 Wortley Road, Wortley Village-Old South HCD
24. HAP22-025-D, 160 Dundas Street, Downtown HCD

² Municipal Council decision on this HAP in 2023

³ Municipal Council decision on this HAP in 2023

25. HAP22-026-D, 119 Elmwood Avenue East, Wortley Village-Old South HCD
26. HAP22-027-D, 516 Maitland Street, West Woodfield HCD
27. HAP22-028-D, 183 Dundas Street, Downtown HCD
28. HAP21-062-D-a, 20 Grosvenor Street, Part IV
29. HAP22-029-D, 300 Ridout Street North, Downtown HCD
30. HAP22-030-D, 802 Hellmuth Avenue, Bishop Hellmuth HCD
31. HAP22-032-D, 20 Cathcart Street, Wortley Village-Old South HCD
32. HAP20-064-D, 6 Napier Street, Blackfriars/Petersville HCD
33. HAP22-033-D, 869 Hellmuth Avenue, Bishop Hellmuth HCD
34. HAP22-034-D, 39 Carfrae Street, Easement
35. HAP22-035-D, 100 Dundas Street, Downtown HCD
36. HAP22-036-D, 83 Elmwood Avenue East, Wortley Village-Old South HCD
37. HAP21-082-D-a, 916 Queens Avenue, Old East HCD
38. HAP22-026-D-a, 119 Elmwood Avenue East, Wortley Village-Old South HCD
39. HAP22-039-D, 845 Hellmuth Avenue, Bishop Hellmuth HCD
40. HAP22-040-D, 671 Elias Street, Old East HCD
41. HAP22-041-D, 1 Westcott Street, Wortley Village-Old South HCD
42. HAP22-042-D, 940 Dufferin Avenue, Old East HCD
43. HAP22-026-D-b, 119 Elmwood Avenue East, Wortley Village-Old South HCD
44. HAP22-043-D, 255 Dufferin Avenue, Downtown HCD
45. HAP22-044-D, 7 Cherry Street, Blackfriars/Petersville HCD
46. HAP22-045-D, 602 Queens Avenue, East Woodfield HCD
47. HAP22-046-D, 177 Queens Avenue, Downtown HCD
48. HAP22-047-D, 85 York Street, Downtown HCD
49. HAP22-048-D, 644 Queens Avenue, Old East HCD
50. HAP22-049-D, 130 King Street, Downtown HCD
51. HAP22-050-D, 124 Elmwood Avenue East, Wortley Village-Old South HCD
52. HAP22-051-D, 521 Chester Street, Part IV
53. HAP21-081-D-a, 1 Rogers Avenue, Blackfriars/Petersville HCD
54. HAP22-052-D, 504 Colborne Street, West Woodfield HCD
55. HAP22-054-D, 699 Queens Avenue, Old East HCD
56. HAP22-055-D, 873 Hellmuth Avenue, Bishop Hellmuth HCD
57. HAP22-056-D, 659 Queens Avenue, Old East HCD
58. HAP22-057-D, 73 York Street, Downtown HCD
59. HAP22-058-D, 179 Dundas Street, Downtown HCD
60. HAP22-059-D, 621 Waterloo Street, Part IV & West Woodfield HCD
61. HAP22-060-D, 157 Carling Street, Downtown HCD
62. HAP21-049-L-a, 329 Richmond Street, Downtown HCD
63. HAP22-061-D, 843 Princess Avenue, Old East HCD
64. HAP22-062-D, 441 Richmond Street, Downtown HCD
65. HAP22-063-D, 69 Beaconsfield Avenue, Wortley Village-Old South HCD
66. HAP22-064-D, 240 Tecumseh Avenue East, Wortley Village-Old South HCD
67. HAP22-066-D, 850 Highbury Avenue East, Part IV & OHT Easement
68. HAP21-081-D-b, 1 Rogers Avenue, Blackfriars/Petersville HCD
69. HAP22-068-D, 364 Richmond Street, Downtown HCD
70. HAP22-069-D, 291 Pall Mall Street, West Woodfield HCD

71. HAP22-070-D, 41 Cathcart Street, Wortley Village-Old South HCD
72. HAP22-071-D, 443 Central Avenue, West Woodfield HCD
73. HAP22-072-D, 179 Dundas Street, Downtown HCD
74. HAP22-074-D, 21 Albion Street, Blackfriars/Petersville HCD
75. HAP22-054-D-a, 699 Queens Avenue, Old East HCD
76. HAP22-076-D, 836 Waterloo Street, Bishop Hellmuth HCD
77. HAP22-077-D, 16 Marley Place, Wortley Village-Old South HCD
78. HAP22-010-D-a, 260 Wortley Road, Wortley Village-Old South HCD
79. HAP22-078-D, 10 Elmwood Avenue East, Wortley Village-Old South HCD
80. HAP22-079-D, 18 Bryon Avenue East, Wortley Village-Old South HCD
81. HAP22-082-D, 790 Queens Avenue, Old East HCD
82. HAP22-083-D, 4402 Colonel Talbot Road, Part IV
83. HAP22-084-D, 52 Wilson Avenue, Blackfriars/Petersville HCD
84. HAP22-085-D, 364 Richmond Street, Downtown HCD
85. HAP22-086-D, 173 Duchess Avenue, Wortley Village-Old South HCD
86. HAP22-047-D-a, 85 York Street, Downtown HCD
87. HAP22-085-D-a, 364 Richmond Street, Downtown HCD
88. HAP22-087-D, 246 Dundas Street, Downtown HCD
89. HAP22-088-D, 920 Dufferin Avenue, Old East HCD