



MEMO

To: Chair and Members, London Advisory Committee on Heritage

From: Kyle Gonyou, Heritage Planner
Laura Dent, Heritage Planner
Krista Gowan, Heritage Planner

Date: February 6, 2019

Re: 2018 Heritage Planning Program

Overview

The following provides a summary of the 2018 Heritage Planning Program.

In 2018, Krista Gowan, Heritage Planner was hired increasing the overall staff capacity to three Heritage Planners.

At the end of 2018, the City of London has:

- Seven Heritage Conservation Districts with over 4,000 heritage designated properties;
- 339 individually designated heritage properties
- 2,303 heritage listed properties
- One cultural heritage landscape

London Advisory Committee on Heritage

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

Archaeological Resources

Following its endorsement by Municipal Council in 2017, staff brought forward an Official Plan Amendment and Zoning By-law Amendment to bring the *Archaeological Management Plan* (AMP) into force and effect in 2018. The AMP (2017) is now in force and effect. Staff continue to work on improvements to the archaeological potential model while maintaining its high degree of efficacy.

Municipally Owned Heritage Properties

The Elsie Perrin Williams Estate (101 Windermere Road) was the focus of life cycle renewal work during 2018. Work included full stucco repair and exterior painting and extensive mechanical and electrical upgrades. There was also additional work completed which was not forecasted within the original life cycle renewal scope such as the replacement of the beam at front entrance and roof repair.

Register (Inventory of Heritage Resources)

Staff continued to review the Register (Inventory of Heritage Resources) in 2018. This included removing properties from the Register, by resolution of Municipal Council, which had been previously considered and subsequently demolished. Staff also consulted with the LACH on the application of priority levels on the Inventory of Heritage Resources.

On-going review of entries in the Register is being completed by staff. This may result in the reduction of number of heritage listed properties (i.e. properties with multiple municipal addresses consolidated into one entry on the Register).

Three-hundred and forty-three properties were added to the Register by Municipal Council in 2018:

- 1070 Colborne Street (Aquinas House)
- 1070 Waterloo Street (Diocesan Centre)
- 347 properties from Rapid Transit's Cultural Heritage Screening Report (CHSR)
- 306 Simcoe Street
- 397 Wortley Road
- 399 Wortley Road
- 1903 Avalon Street

Individually Designated Heritage Properties

The following properties were designated pursuant to Part IV of the *Ontario Heritage Act* by Municipal Council in 2018:

- 440 Grey Street
- 163 Oxford Street East
- 2096 Wonderland Road North
- 660 Sunningdale Road East
- 172 Central Avenue (Dr. Oronhyatekha's House)

Additionally, the former heritage designating by-law for 1040 Waterloo Street (St. Peter's Seminary) was repealed and replaced by a new heritage designating by-law.

In 2017, Municipal Council's Notice of Intent to Designate the property at 660 Sunningdale Road East was appealed to the Conservation Review Board (CRB). In advance of the CRB hearing, the City and the property owner were able to reach a settlement regarding the designation of the two red clay tile barns located on the property in 2018. The property is now designated under the *Ontario Heritage Act*.

Furthermore, at the end of 2018, Municipal Council issued its Notice of Intent to Designate the properties at 432 Grey Street (Fugitive Slave Chapel) and 336 Piccadilly Street (Kenross). Should no appeals be received, these heritage designating by-laws will be brought forward for passage in 2019.

Demolition Requests

Demolition requests were received for the following heritage listed properties. Municipal Council did not designate the properties, and the following properties were removed from the Register (Inventory of Heritage Resources) in 2018:

- 2154 Richmond Street

Demolition requests were received for the following properties, which were refused by Municipal Council in 2018:

- 467-469 Dufferin Avenue, East Woodfield Heritage Conservation District
- 660 Sunningdale Road East
- 2096 Wonderland Road North
- 172 Central Avenue

The following properties located within a Heritage Conservation District obtained approval from Municipal Council to be demolished with terms and conditions in 2018:

- 491 English Street, Old East Heritage Conservation District
- 504 English Street, Old East 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 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 93 properties in 2018.

Heritage Conservation Districts

Following direction from Municipal Council in 2017 to update the *Heritage Places* (1993), staff brought forward *Heritage Places 2.0* in November 2018. *Heritage Places 2.0* includes a prioritized list of candidate areas for designation as Heritage Conservation Districts. A total of 14 areas were identified as future, potential HCDs in London based on a City-wide evaluation referencing a common set of criteria. In 2019, the final *Heritage Places 2.0* guideline document and proposed amendment to *The London Plan* (O-8965) will be presented to the Planning & Environment Committee and Municipal Council.

Staff continued to implement the Heritage Conservation District Street Sign program, with the street signs in East Woodfield Heritage Conservation District and West Woodfield Heritage Conservation District being replaced. Staff are working on completing the program in the Bishop Hellmuth Heritage Conservation District as well as engaging with the Blackfriars/Petersville Heritage Conservation District on potential street sign designs.

Heritage Alteration Permits

Eighty-three Heritage Alteration Permits were processed in 2018. Of those, 13 required consultation with the LACH and a decision by Municipal Council. Four Heritage Alteration Permit applications were for new buildings within a Heritage Conservation District, one Heritage Alteration Permit was for alterations to a major civic amenity, and the remaining eight Heritage Alteration Permit applications were referred to the LACH arising from non-compliance or work initiated without receiving Heritage Alteration Permit approval. Staff were made aware of at least twelve occurrences of work or alterations undertaken to a heritage designated property without Heritage Alteration Permit approval.

The remaining 70 Heritage Alteration Permits were approved by the City Planner under the Delegated Authority By-law.

Table 1: Heritage Alteration Permits approved in 2018 by Approval Type

Municipal Council Approval	Delegated Authority Approval
67 Euclid Avenue	115 Askin Street
200 Wharnccliffe Road North	130 King Street
504 English Street	14 Covent Market Place
491 English Street	89 York Street
529 Princess Avenue	252 Dundas Street
841 Princess Avenue	478 Richmond Street
165 Elmwood Avenue East (The Green)	203-205 Dundas Street
33 Beaconsfield Avenue	124 Dundas Street
104 Wharnccliffe Road North	431 Richmond Street
836 Wellington Street	253 St. James Street
187 Dundas Street	309-311 Wolfe Street
550 Dufferin Avenue	151 Dundas Street
508 Waterloo Street	577 Maitland Street
	340 Richmond Street
	234 Dundas Street
	16 Cummings Avenue
	83 Duchess Avenue
	35 St. Andrew Street
	72 Byron Avenue East
	126-132 Dundas Street
	242 Dundas Street
	163 Mill Street
	28 Palace Street
	81 Albion Street
	440 Princess Avenue
	215 Wharnccliffe Road North
	74 Albion Street
	66 Blackfriars Street
	353 Central Avenue
	349 Talbot Street

Municipal Council Approval	Delegated Authority Approval
	31 St. Patrick Street 362 Commissioners Road West 559 Waterloo Street 350-356 Queens Avenue 186 King Street 182 Duchess Avenue 430 Wellington Street 808 Talbot Street 24 Bruce Street 187 Dundas Street 162 Wortley Road 106 Elmwood Avenue East 939 Queens Avenue 165 Oxford Street East 111 York Street 345-359 Ridout Street North 211 Dundas Street 491 English Street 145 Wortley Road 370 Richmond Street 562 Dufferin Avenue 742 Elias Street 215 Dundas Street 82 Empress Avenue 68 Rogers Avenue 226 Dundas Street 228 Dundas Street 20 Oxford Street West 4402 Colonel Talbot Road 325 Dundas Street 23 Kensington Avenue 604 Waterloo Street 769 Elias Street 427 Central Avenue

Note: some properties received multiple Heritage Alteration Permits