

Report to Planning and Environment Committee

To: Chair and Members
Planning and Environment Committee
From: Scott Mathers, MPA, P. Eng.
Deputy City Manager, Housing and Community Growth
Subject: Amendment to Heritage Designating By-law by Lambeth
Health Organization Inc. for 4402 Colonel Talbot Road, Ward 9
Date: July 14, 2026

Recommendation

That, on the recommendation of the Director, Planning and Development, with respect to the heritage designated property at 4402 Colonel Talbot Road, the following actions **BE TAKEN**:

- a) Notice **BE GIVEN** under the provisions of Section 30.1(4) of the *Ontario Heritage Act*, R.S.O 1990, c. O.18, of Municipal Council's intention to pass a by-law to amend the legal description of the property designated to be of cultural heritage value or interest by By-law No. L.S.P-3471-20 as defined in Appendix D of this report; and,
- b) Should no objection be received to Municipal Council's notice of intention to pass a by-law to amend the legal description of the property, a by-law **BE INTRODUCED** at a future meeting of Municipal Council immediately following the end of the objection period.

IT BEING NOTED that should the property owner object to Municipal Council's notice of intention to pass a technical amendment to By-Law No. L.S.P-3471-20 be received, a subsequent staff report will be prepared.

IT BEING FURTHER NOTED that should the property owner appeal to the passage of the amended by-law be received, the City Clerk will refer the appeal to the Ontario Land Tribunal.

Executive Summary

The former Lambeth Continuation School/M.B. McEachren Public School, located at 4402 Colonel Talbot Road, is a significant cultural heritage resource protected by its designation pursuant to the *Ontario Heritage Act* by By-law No. L.S.P-3471-20. The property at 4402 Colonel Talbot Street is owned by Lambeth Health Organization Inc.

A recent Consent application (B-25028) severed a portion of the property as part of the planning process for a cluster townhouse development. As a result of the new property boundaries, it is necessary to make technical amendments to the heritage designating by-law to revise the legal description protected by the property's *Ontario Heritage Act* designation.

Linkage to the Corporate Strategic Plan

This recommendation supports the following 2023-2027 Strategic Plan areas of focus:

- London has safe, vibrant, and healthy neighbourhoods and communities.
 - Londoners have a strong sense of belonging and sense of place.
 - Create cultural opportunities that reflects arts, heritage, and diversity of community.

Analysis

1.0 Background Information

1.1 Property Location

The property at 4402 Colonel Talbot Road is located on the east side of Colonel Talbot Road, between Broadway Avenue and Sunray Avenue (Appendix A). The property is owned by Lambeth Health Organization Inc.

1.2 Cultural Heritage Status

The property at 4402 Colonel Talbot Road is designated pursuant to Part IV of the *Ontario Heritage Act*. The property was designated by By-law No. L.S.P-3471-20 (Appendix A) which came into force and effect on December 12, 2017.

1.3 Description

The property includes the former Lambeth Continuation School/ M.B. McEachren Public School, which was built in 1925 and is a representative example of the Beaux Arts style. The building has been retained and incorporated into a new medical use facility.

2.0 Discussion and Considerations

Legislative and Policy Framework

Cultural heritage resources are to be conserved and impacts assessed as per the fundamental policies of the *Provincial Planning Statement* (2024), the *Ontario Heritage Act*, and *The London Plan*.

2.2 Provincial Planning Statement

Heritage Conservation is a matter of provincial interest (Section 2.d, *Planning Act*). The *Provincial Policy Statement* (2024) promotes the wise use and management of cultural heritage resources and directs that “protected heritage property, which may contain built heritage resources or cultural heritage landscapes shall be conserved” (Section 4.6 *Provincial Policy Statement* 2024).

“Significant” is defined in the *Provincial Policy Statement* (2024) as, “in regard to cultural heritage and archaeology, resources that have been determined to have cultural heritage value or interest.” Further, “Protected heritage property” is defined as “property designated under Part IV or VI of the *Ontario Heritage Act*, property included within an area designated as a heritage conservation district under Part V of the *Ontario Heritage Act*; property subject to a heritage conservation easement or covenant under Part II or IV of the *Ontario Heritage Act*; property identified by a provincial ministry or a prescribed public body as a property having cultural heritage value or interest under the Standards and Guidelines for the Conservation of Provincial Heritage Properties, property protected under federal heritage legislation; and UNESCO World Heritage Sites.”

Additionally, “conserved” means, “the identification, protection, management and use of built heritage resources, cultural heritage landscapes and archaeological

2.3 Ontario Heritage Act

The *Ontario Heritage Act* enables municipalities to protect properties of cultural heritage value or interest. Properties of cultural heritage value can be protected individually, pursuant to Section 29 of the *Ontario Heritage Act*, or where groups of properties have cultural heritage value together, pursuant to Section 41 of the *Ontario Heritage Act* as a Heritage Conservation District (HCD). Designations pursuant to the *Ontario Heritage Act* are based on real property, not just buildings.

An individual property may be designated pursuant to Section 29 of the *Ontario Heritage Act*. A heritage designating by-law, which includes a statement explaining the cultural heritage value or interest of the property and describes its heritage attributes, is registered on the title of the property.

2.3.1 Technical Amendment to a Heritage Designated By-law

Section 30.1(2), *Ontario Heritage Act*, includes provisions to amend a heritage designating by-law in special circumstances, rather than repealing and replacing a heritage designating by-law. These special provisions are only applicable in defined circumstances:

- a) *To clarify or correct the statement explaining the property's cultural heritage value or interest or the description of the heritage attributes.*
- b) *To correct the legal description of the property.*
- c) *To otherwise, revise the language of the by-law to make it consistent with the requirements of this Act or the regulations, including revisions that would make a by-law passed before subsection 7 (6) of Schedule 11 to the More Homes, More Choice Act, 2019 comes into force satisfy the requirements prescribed for the purposes of paragraph 2 of subsection 29 (8), if any.*

Pursuant to Section 30.1, *Ontario Heritage Act*, the property owner has an opportunity to object to Municipal Council's notice of proposed amendment within 30-days or appeal to the Ontario Land Tribunal (OLT) within 30 days of the passage of the Amending By-law.

Municipal Council is required to consult with its municipal heritage committee, the Community Advisory Committee on Planning (CACP), in advance of passing an amendment to a heritage designating by-law per Section 30.1(5), *Ontario Heritage Act*.

3.0 Financial Impact/Considerations

None

4.0 Key Issues and Considerations

4.1 Consent Application (B-25028) and Technical Amendment to the Heritage Designating By-law

A recent Consent application (B-25028) severed a south portion of the property at 4402 Colonel Talbot Road as a part of the planning process for a proposed cluster townhouse development on the vacant lands. The retained lands at 4402 Colonel Talbot Road will continue to include the cultural heritage resource, former Lambeth Continuation School/M. B. McEachren Public School, that has been retained and incorporated into a new medical use facility.

The requested technical amendment to the heritage designating by-law is within the applicable scope as defined by Section 30.1(2)(2) of the *Ontario Heritage Act* as the amendment will "correct the legal description of the property." There are no other changes requested or proposed to the heritage designating by-law for 4402 Colonel Talbot Road.

As the Consent process for the B-25028 is complete, Lambeth Health Organization Inc. has requested a technical amendment be undertaken to correct the legal description affected by By-Law No. L.S.P-3471-20 to only include the lands still associated with the cultural heritage resource. Removing the severed lands from the heritage designating by-law will allow the proposed cluster townhouse development to proceed unencumbered by the heritage designating by-law. The amended legal description includes the portion of the property containing the cultural heritage resource that will remain protected pursuant to Part IV of the *Ontario Heritage Act* can be found in Appendix D.

4.2 Consultation

Pursuant to the requirements of Section 30.1(4), *Ontario Heritage Act*, the Community Advisory Committee on Planning (CACP) was consulted on this technical amendment to the heritage designating by-law, By-law No. L.S.P.-3471-20, for 4402 Colonel Talbot Road at its meeting on June 18, 2026.

Conclusion

The former Lambeth Continuation School/M.B. McEachren School, located at 4402 Colonel Talbot Road, is a significant cultural heritage resource that has been protected pursuant to the *Ontario Heritage Act* since 2017 by By-Law No. L.S.P.-3471-20. A technical amendment to its heritage designating by-law has been requested to update the legal description following a completed Consent application (B-25028). Heritage staff recommend that the Notice of Amendment be introduced pursuant to Section 30.1, *Ontario Heritage Act*, to update the legal description of the heritage designated property as the cultural heritage resource will remain protected.

Prepared by: Michael Greguol, CAHP
Heritage Planner

Reviewed by: Kyle Gonyou, RPP, MCIP, CAHP
Manager, Heritage and Urban Design

Submitted by: Heather McNeely, RPP, MCIP
Director, Planning and Development

Recommended by: Scott Mathers, MPA, P. Eng.,
Deputy City Manager, Housing and Community Growth

Appendices

Appendix A Property Location

Appendix B Photographs

Appendix C By-Law No. L.S.P.-3471-20

Appendix D Amended Legal Description

Appendix A – Property Location

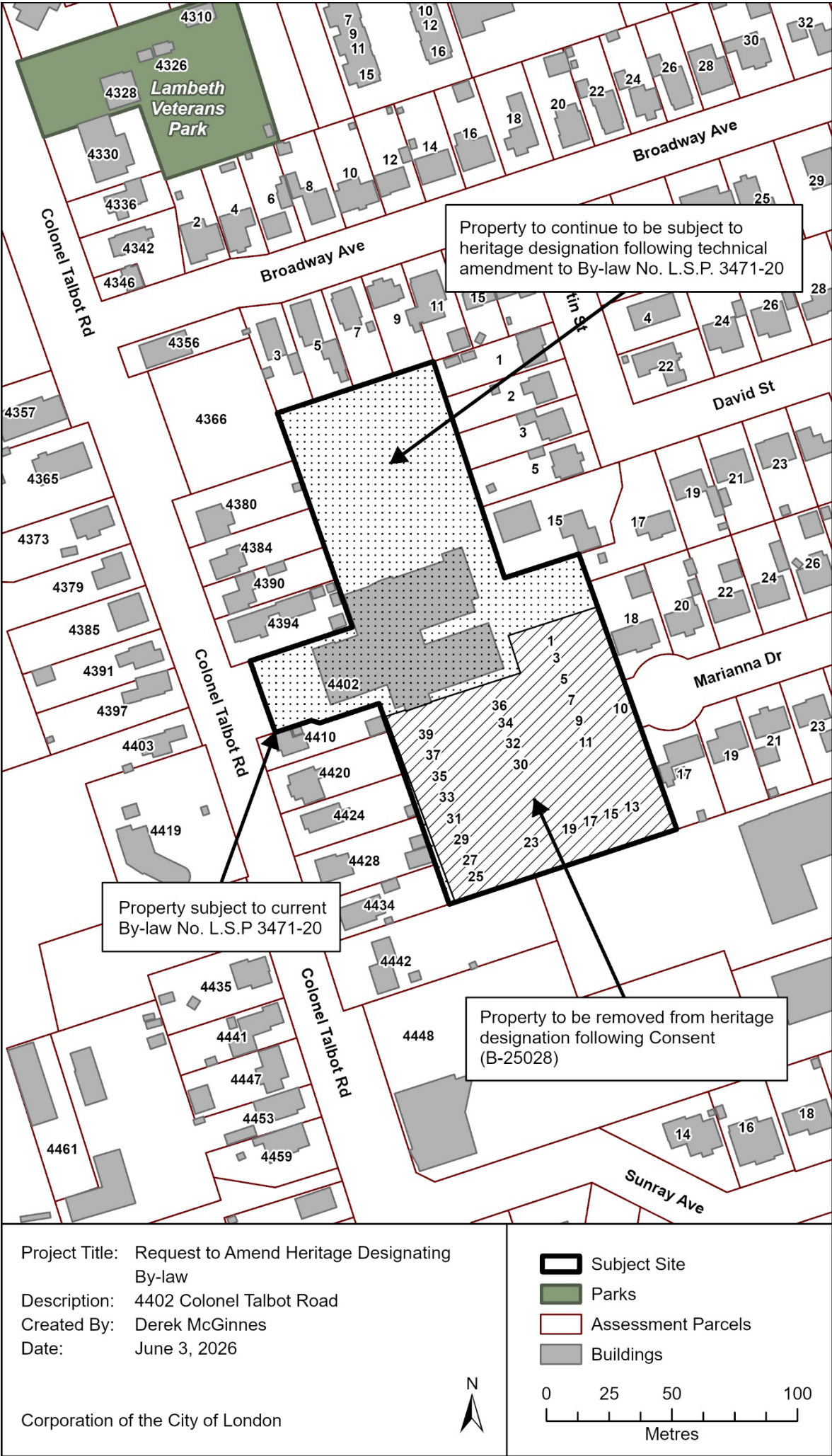


Figure 1: Location map showing the location of the property at 4402 Colonel Talbot Road.

Appendix B – Photographs



Image 1: Showing the completed rehabilitation of the former Lambeth Continuation School/M.B. McEachren School on the property at 4402 Colonel Talbot Road.



Image 2: Showing the completed rehabilitation of the former Lambeth Continuation School/M.B. McEachren School on the property at 4402 Colonel Talbot Road. Note, the medical and wellness centre addition is located at the rear of the building.

Appendix C – By-law No. L.S.P-3471-20

LRO # 33 Application To Register Bylaw

Received as ER1147682 on 2017 12 15 at 13:37

The applicant(s) hereby applies to the Land Registrar.

yyyy mm dd Page 1 of 4

Properties

PIN

08217 - 0056 LT

Description

LOT 15 & PART LOT 16 ETR & SOUTH OF SIDE ROAD PLAN 443 & PART LOT 70 ETR
AS IN WU31936, 271189, WU56425, 109015, 147136, 264474 LONDON

Address

4402 COLONEL TALBOT ROAD
LONDON

Applicant(s)

Name

THE CORPORATION OF THE CITY OF LONDON

Address for Service

P. O. Box 5035, London ON N6A 4L9

This document is being authorized by a municipal corporation Matt Brown, Mayor, Catharine Saunders, City Clerk.

This document is not authorized under Power of Attorney by this party.

Statements

This application is based on the Municipality By-law See Schedules.

Signed By

David Grant Mounteer

300 Dufferin Ave Suite1014, P.O.
Box 5035
London
N6A 4L9

acting for
Applicant(s)

Signed

2017 12 15

Tel

519-661-4940

Fax

5196615530

I have the authority to sign and register the document on behalf of the Applicant(s).

Submitted By

CITY OF LONDON

300 Dufferin Ave Suite1014, P.O.
Box 5035
London
N6A 4L9

2017 12 15

Tel

519-661-4940

Fax

5196615530

Fees/Taxes/Payment

Statutory Registration Fee

\$63.65

Total Paid

\$63.65

Figure 2: Excerpt from By-law No. L.S.P-3471-20

Bill No. 21
2018

By-law No. L.S.P.-3471-20

A by-law to designate 4402 Colonel Talbot Road to
be of cultural heritage value or interest.

WHEREAS pursuant to the *Ontario Heritage Act, R.S.O. 1990, c. 0.18*, the Council of a municipality may by by-law designate a property including buildings and structures thereon to be of cultural heritage value or interest;

AND WHEREAS notice of intention to so designate the property known as 4402 Colonel Talbot Road has been duly published and served;

NOW THEREFORE the Municipal Council of The Corporation of the City of London enacts as follows:

1. The real property at 4402 Colonel Talbot Road, more particularly described in Schedule "A" attached hereto, is designated as being of cultural heritage value or interest for the reasons set out in Schedule "B" attached hereto.
2. The City Clerk is authorized to cause a copy of this by-law to be registered upon the title to the property described in Schedule "A" hereto in the proper Land Registry Office.
3. The City Clerk is authorized to cause a copy of this by-law to be served upon the owner of the aforesaid property and upon the Ontario Heritage Trust and to cause notice of this by-law to be published once in a newspaper of general circulation in the City of London, to the satisfaction of the City Clerk, and to enter the description of the aforesaid property, the name and address of its registered owner, and designation statement explaining the cultural heritage value or interest of the property and a description of the heritage attributes of the property in the Register of all properties designated under the *Ontario Heritage Act*.
4. By-law No. L.S.P.-3467-549 passed on November 28, 2017, being, "A by-law to designate 4402 Colonel Talbot Road to be of cultural heritage value or interest." is hereby repealed.
5. This by-law comes into force and effect on the day it is passed.

PASSED in Open Council on December 12, 2017.



Matt Brown
Mayor



Catharine Saunders
City Clerk

First Reading – December 12, 2017
Second Reading – December 12, 2017
Third Reading – December 12, 2017

Figure 3: Excerpt from By-law No. L.S.P.-3471-20

SCHEDULE "A"
To By-law No. L.S.P.- 3471-20

Legal Description

Lot 15 and part of Lot 16, ETR, and south of Side Road, Plan 443 and part Lot 70, ETR, as in WU31936, WU56425, 109015, 147136, 264474, London

SCHEDULE "B"
To By-law No. L.S.P.- 3471-20

Statement for Designation

Description of Property

4402 Colonel Talbot Road is located on the east side of Colonel Talbot Road between Broadway Avenue and Sunray Avenue in the Lambeth area of London, Ontario.

Statement of Cultural Heritage Value or Interest

4402 Colonel Talbot Road, the formerly the Lambeth Continuation School and later the M. B. McEachren Public School, is of cultural heritage value or interest because of its physical or design values, historical or associative values, and its contextual values.

Physical/Design Values

Within Lambeth, the former Lambeth Continuation School/former M. B. McEachren Public School is a representative example of the Beaux Arts style. This style is demonstrated in the 1925 school building with its balanced composition, central portico, and classically-inspired details including the pediment and parapet with coping, painted metal stringcourse, triplet windows, relief detailing, red brick, soldier course lintels and cast concrete sills. This style often applied in early twentieth century institutional buildings, aimed at reflecting the importance and permanence of education in the Lambeth community.

Historical/Associative Values

The former Lambeth Continuation School/former M. B. McEachren Public School is part of the representative work of Herbert Carrol McBride (1860-1843). H. C. McBride trained in the studio of Samuel Peters & Son from 1877-1882. He subsequently partnered with many prominent London architects, eventually operating a sole practice. His work includes the rectory for St. George's Anglican Church (229 Wharncliffe Road North, 1893), the Colborne Building at the Old Victoria Hospital (391 South Street, 1898-1899), and St. Michael Catholic School (926 Maitland Street, 1913-1914).

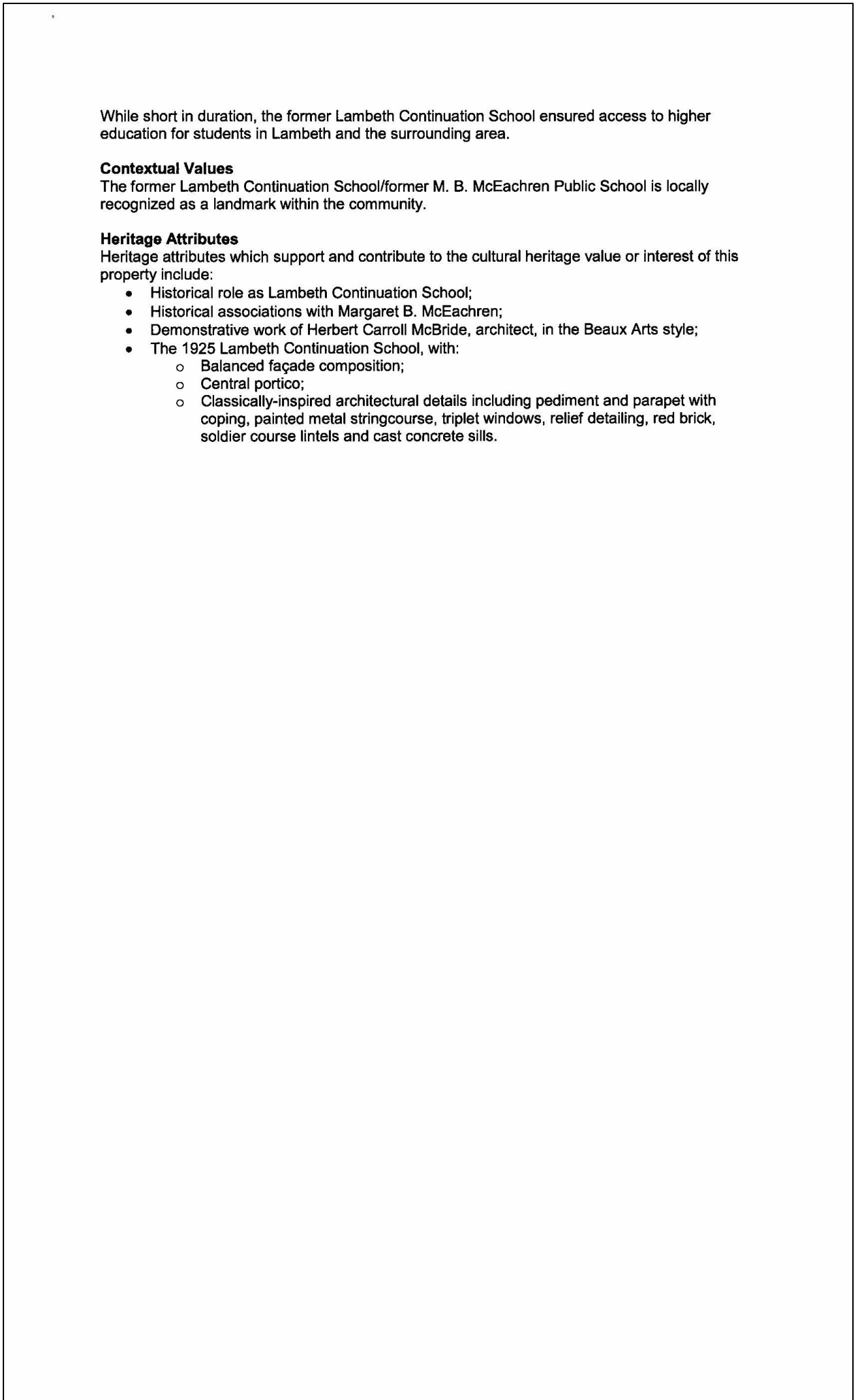
The former Lambeth Continuation School/former M. B. McEachren Public School has direct historical associations with the establishment of educational institutions in Lambeth which reflected its status as an important village in the former Westminster Township.

While continuation schools were established in the late nineteenth century, their role as a link between elementary school and higher education gained social importance following World War I. Elementary schools were typically one-room schoolhouses providing a basic education to pupils using the 1st to 4th Books (now Grades 1-8). For those students seeking further educational opportunities, a new forum was required to bridge the gap between elementary education and teacher's college or university. High schools were funded by the provincial government and established in many larger urban centres, but most were out of reach, both geographically and financially, for rural students.

The first school in Lambeth was established in 1816 (S.S. #17), which provided a basic education to students in the former Westminster Township. Later, high school students traveled to London for their education via the traction line prior to 1921. Increased enrollment in London schools and the removal of the traction line prompted the Lambeth School Board to establish its own continuation school, first housed in the Masonic Hall until the Lambeth Continuation School was built in 1925. The Lambeth Continuation School was built in 1925, and opened on September 21, 1925 with Miss Clara M. Waters as principal. The Lambeth Continuation School provided an important opportunity for Lambeth students to pursue further education despite their location or means.

Due to other population growth in Lambeth, Grade 1-2 students were moved into the Science Lab at the Lambeth Continuation School in 1947. In 1949, the remaining students of SS #17 were moved to the Lambeth Continuation School; high school students were bussed to London. Further population growth prompted additions to the school building in 1953-1954, 1963-1964, and 1968. The former Lambeth Continuation School was renamed M. B. McEachren Public School in honour of Margaret B. McEachren, a long serving teacher, in 1965. In 2010, the students of M. B. McEachren Public School were moved to the former A. E. Duffield Public School, now known as Lambeth Public School.

Figure 4: Excerpt from By-law No. L.S.P.-3471-20



While short in duration, the former Lambeth Continuation School ensured access to higher education for students in Lambeth and the surrounding area.

Contextual Values

The former Lambeth Continuation School/former M. B. McEachren Public School is locally recognized as a landmark within the community.

Heritage Attributes

Heritage attributes which support and contribute to the cultural heritage value or interest of this property include:

- Historical role as Lambeth Continuation School;
- Historical associations with Margaret B. McEachren;
- Demonstrative work of Herbert Carroll McBride, architect, in the Beaux Arts style;
- The 1925 Lambeth Continuation School, with:
 - Balanced façade composition;
 - Central portico;
 - Classically-inspired architectural details including pediment and parapet with coping, painted metal stringcourse, triplet windows, relief detailing, red brick, soldier course lintels and cast concrete sills.

Figure 5: Excerpt from By-law No. L.S.P-3471-20

Appendix D – Amended Legal Description

SCHEDULE “A” To By-law No. L.S.P-3471-20

Legal Description

LOT 15 AND PART LOT 16 ETR AND SOUTH OF SIDE ROAD PLAN 443 AND PART LOT 70 ETR, DESIGNATED AS PARTS 2, 8 to 14, PLAN 33R22340; SUBJECT TO AN EASEMENT OVER PART 13, 33R22340 IN FAVOUR OF PART LOT 15 ETR AND SOUTH OF SIDE ROAD PLAN 443, BEING PART 3, 33R22340 AS IN ER1670406; CITY OF LONDON