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300 Dufferin Avenue
P.O. Box 5035
London, ON
N6A 4L9

London
CANADA

December 17, 2025

Ontario Heritage Trust
10 Adelaide Street East
Toronto ON M5C 1J3

1803299 Ontario Inc.
500 Hwy #3
Tillsonburg ON N4G 4H8

RECEIVED
2025/12/18
(YYYY/MM/DD)
Ontario Heritage Trust

Re: Designation of 100 Kellogg Lane, 1097-1127 Dundas Street and 1100-1108 Dundas Street; The Ontario Heritage Act, R.S.O. 1990, c. 0.18

TAKE NOTICE THAT the Council of The Corporation of the City of London at its meeting on November 25, 2025 passed the attached by-laws to designate the following properties as being of cultural heritage value or interest pursuant to the *Ontario Heritage Act, R.S.O. 1990*:

Property Description & By-law Number:

100 Kellogg Lane (By-law No. L.S.P.-3527-315)
1097-1127 Dundas Street (By-law No. L.S.P.-3528-316)
1100-1108 Dundas Street (By-law No. L.S.P.-3529-317)

Any person who objects to any of the by-laws may appeal to the Ontario Land Tribunal (OLT) by serving a notice of appeal on the Tribunal and City Clerk within 30 days of the date of publication of the notice of passing of the by-law. A notice of appeal must set out the objection to the by-law and reasons in support of the objection, accompanied by the fee charged by the Tribunal. Further details, including forms and prescribed fees can be found on the OLT website: <https://olt.gov.on.ca>.

If no notice of appeal is given, the by-laws will be registered against the affected properties.

Publication Date: December 18, 2025

Last Date for Objection: January 17, 2026


Michael Schulthess
City Clerk
/kg

Encl.

cc: Heritage Planners, Heritage@london.ca

Bill No. 419
2025

By-law No. L.S.P.-3529-317

A by-law to designate 1100-1108 Dundas Street 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 1100-1108 Dundas Street has been duly published and served and no notice of objection to such designation has been received;

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

1. The real property at 1100-1108 Dundas Street, 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. This by-law shall come into force and be deemed to come into force in accordance with Section 29(12) and 29(18) of the *Ontario Heritage Act, R.S.O. 1990*.

PASSED in Open Council on November 25, 2025 subject to the provisions of PART VI.1 of the *Municipal Act, 2001*.



Josh Morgan
Mayor



Michael Schulthess
City Clerk

First Reading – November 25, 2025
Second Reading – November 25, 2025
Third Reading – November 25, 2025

SCHEDULE "A"
To By-law No. L.S.P.-3529-317

Legal Description

LOTS 16 TO 18 INCLUSIVE AND PART LOTS 19 TO 23 PLAN 115 AND LOTS 78 TO 84 INCLUSIVE PLAN 473 AND PART SOUTH 1/2 LOT 10 CONCESSION 1 LONDON AND RESERVES PLAN 471; PART 1 PLAN 33R20292 EXCEPT PART 3 33R21631; CITY OF LONDON being PIN 08289-0075

SCHEDULE “B”
To By-law No. L.S.P.-3529-317

Statement for Designation

Description of Property

The property at 1100-1108 Dundas Street, known historically as the Empire Brass Manufacturing Company (and later as EMCO), is situated on the north side of Dundas Street between the Burbrook Place to the west and the Canadian National Railway (CNR)-Canadian Pacific Railway (CPR) inter-switching rail line to the east. First constructed as a factory building in 1907-08, multiple additions have occurred throughout the 20th century with extant additions added in 1928, 1940-42, and 1948-49. An additional standalone building at 1100 Dundas Street was added in 1956-57. One other standalone building, a single storey accessory power building, constructed c.1960, is located to the west of the 1940-42 addition. Other additions and separate buildings that were constructed on the property have been demolished.

Statement of Cultural Heritage Value or Interest

The property meets Criterion 1 of O. Reg. 9/06 (as amended by O. Reg. 569/22) because the 1907-08 section, which spans the 10 easternmost bays along Dundas Street and 24 bays along the east elevation, is a representative and early example of industrial architecture in East London and the Smokestack District with its stone foundation, articulated bays, brick construction (currently clad in stucco), two-storey height, rectangular massing, full height pilasters, and the remnants of a former chimney.

The property also meets Criterion 4 because it has significant historical value for its direct associations with EMCO, a local brass manufacturing company that manufactured on the property for over 100 years and continues to operate in London and internationally to the present day. This company first constructed the extant industrial building at 1100-1108 Dundas Street in 1907-08, making it one of the earliest to establish an industrial presence in East London and the Smokestack District. By the latter half of the 20th century, EMCO expanded into multiple countries including Great Britain (1949), West Germany (1957), Australia (1963), France and Japan (1967) and by 1986, had 75 branches, many of which were acquired through acquisitions, and marketed products to over 100 countries. In 1996, the company reported \$1.1 billion in sales.

The property also has historical value for its association with company co-founder John R. Minhinnick. Founded in 1903 by Thomas A. Stevens and partners John R. Minhinnick and George D. Trudell as the Empire Brass Manufacturing Company, the business utilized the former factory of J. Wright & Co on Talbot Street before relocating to 1100-1108 Dundas Street in 1908. Although Minhinnick died before the Empire Brass Manufacturing Company relocated to Dundas Street, he was a prominent London businessman. In 1868, he and two partners started an oil refinery on Hamilton Road known as Crown Oil Works in 1868 which they sold to the Western Oil Company of Canada. Despite retiring from the oil business, Minhinnick retained a large holding of Imperial Oil stock and managed the Stevens Manufacturing Company before co-founding the Empire Brass Company.

Minhinnick also held a prominent place in London politics and civic development, serving as alderman, water commissioner and president of the board of trade for many years as well as several terms as president and vice-president of the Liberal-Conservative Association of London. He was one of London's wealthiest citizens.

The property meets Criterion 5 for its potential to yield historical value for its deep-rooted and underrepresented labour history in the area. EMCO was a major employer of local labourers who would have resided in East London and was a catalyst for the residential growth of the area.

The property also yields historical value for its contribution to the history of labour rights in the area, particularly due to a four-month long labour strike beginning on May 19, 1967. The strike temporarily halted, EMCO's operations were and resulted in a violent struggle between striking members, strike breakers, and London police officers as protestors attempted to stop vehicles carrying non-union EMCO employees from crossing the picket line during three days of tension in August 1967. Four participants, three of whom were EMCO workers, were arrested and later convicted for acts of violence committed during the strike.

The property meets Criterion 6 for its 1907-08 construction designed by prominent London architect, John M. Moore, who designed many industrial, commercial, and educational buildings throughout the city in the late 19th and early 20th centuries.

A native of London, Moore studied architecture, engineering, and land surveying with the firm of Robinson and Tracy before forming his own partnership with architect George Durand in 1886. In 1892, following the death of Durand, Moore opened a new practice with Frederick Henry. Henry and Moore were joined by J. Vicar Munro in 1908. The firm was renamed Moore, Henry and Munroe. Henry left the firm in 1910, followed by Munro in 1913. Moore continued to work independently until he was joined by his son O. Roy Moore in 1920.

Moore was involved in the civic affairs of the city, serving as the Engineer and Superintendent of Waterworks for 17 years, and as mayor in 1926-1927. As an architect, Moore designed a range of commercial, industrial, and residential buildings in London during his career. These included the Beaux Arts London Life Insurance Company (1928), Western University's original Collegiate Gothic buildings (1920s), and the Kellogg's Toasted Corn Flake Company factory, situated south of 1108 Dundas Street.

Although modest in scale relative to other properties in the Smokestack District, particularly the adjacent property at 100 Kellogg Lane, the property meets Criterion 7 as it is important in supporting the character of the Smokestack District and East London as it is part of the heart of this area. Moreover, the property helps to define the area through its history of use by a prominent London-based manufacturer and wholesaler (EMCO) that continues to have an international presence. This area of the Smokestack District has supported many reputable international brands including Kelvinator of Canada, Ltd. (1936-1954), Kellogg- Pillsbury of Canada Ltd. (1954-1956), and Pillsbury of Canada, Ltd. (1954-1961) at 1097-1127 Dundas Street; Kelvinator of Canada, Ltd. (1924-1969) at 1152 Dundas Street, and the Kellogg Company (1913-2014) at 100 Kellogg Lane.

As one of the earliest factories established in the Smokestack District in East London, the property meets Criterion 8 and is representative of the pattern of relocation from the centre of London eastward to East London and this newly developing Smokestack District in the early 20th century. This evolution has continued further eastward along Veterans Memorial Parkway in the late 20th century and early 21st century with industrial relocation.

While the 1907-08 section of 1108 Dundas Street retains its form, massing, scale, orientation, and typology remain consistent with adjacent properties along the streetscape, including 100 Kellogg Lane and 1097-1127 Dundas Street. Furthermore, while subsequent built additions to the original building have been added throughout the 20th century, the property is also one of the earliest industrial properties in the Smokestack District. Accordingly, the property is physically, visually and historically linked to its surroundings.

Heritage Attributes

Each attribute contributes to the design value, historical or associative value, and contextual value of the property including Criteria 1, 4, 5, 6, 7, and 8.

- Original 1907-1908 Section:
 - Orientation parallel to railway line and Dundas Street;
 - Scale and massing of 1907 section;
 - Two-storey plus basement buff brick building (currently clad in stucco);
 - Recessed bays containing large symmetrical window openings;
 - Stone foundation;
 - Full height pilasters;
 - Base of former water tower; and,
 - Flat roof

The following are not identified as heritage attributes of the property:

- 1928 addition;
- 1940-1942 addition;
- 1948-1949 addition;
- 1956-1957 structure at 1100 Dundas Street; and,
- c.1960 accessory power building.