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

**London**  
CANADA

December 17, 2025

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

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

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

**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](mailto:Heritage@london.ca)

Bill No. 417  
2025

By-law No. L.S.P.-3527-315

A by-law to designate 100 Kellogg Lane 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 100 Kellogg Lane 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 100 Kellogg Lane, 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

**SCHEDULE "A"**  
**To By-law No. L.S.P.-3527-315**

**Legal Description**

**FIRSTLY:** LOTS 1, 2, 3, 4 AND 5 SOUTH SIDE OF DUNDAS STREET AND RESERVE LOT AND LOTS 1, 2, 3, 4 AND 5 NORTH SIDE OF KING ST AND RESERVE LOT AND LOTS 1, 2, 3, 4 AND 5 SOUTH SIDE OF KING STREET AND RESERVE LOT AND LOTS 1, 2, 3, 4 & 5 NORTH SIDE OF YORK STREET AND RESERVE LOT AND LOTS 1, 2, 3, 4 AND 5 SOUTH SIDE OF YORK STREET AND RESERVE LOT AND LOTS 1, 2, 3, 4 AND 5 NORTH SIDE OF FLORENCE STREET AND RESERVE LOT ON PLAN 320(3RD) AND LOTS 1, 2, 3, 4, 5, 6, 13, 14, 15, 16, 17, 18, 25, 26, 27, 28, 29, 30, 37, 38, 39, 40, 41, 42 ON PLAN 398 AND PART LOTS 31 AND 43 ON PLAN 398 AS IN 430318 AND LOTS 31, 32 AND 33 ON PLAN 413 AND PART OF KING STREET FORMERLY MARY STREET ON PLANS 320(3RD) AND 398 AS CLOSED BY BYLAW 591046, PARTS 2 AND 3 ON 33R4287 AND PART OF YORK STREET FORMERLY LAURA STREET ON PLANS 320(3RD) AND 398 AS CLOSED BY BYLAWS 450820, 518486 & 795391, PARTS 1, 2, 3 AND 4 ON 33R2091 AND PARTS 1, 2, 3, 4, 5, 6, 7, 8 AND 9 ON 33R2935 AND PARTS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10 AND 11 ON 33R7946; SUBJECT TO 797965 SUBJECT TO 557167, 557168, 798775, 798776 SAVE AND EXCEPT PART OF LOTS 1, 2, 3, 4 AND 5 SOUTH OF DUNDAS STREET AND PART OF 1.829 RESERVE ON PLAN 320(3RD), PART OF LOTS 1, 2, 3, 4, 5 & 6 SOUTH OF DUNDAS STREET ON PLAN 398(C), PART 1 ON 33R20360 AND PART OF LOTS 1, 2, 3, 4 AND 5 NORTH OF FLORENCE STREET AND PART OF 1.829 RESERVE ON PLAN 320(3RD), PART OF LOTS 31, 32 AND 33 ON PLAN 413(C), PART 3 ON 33R20360; CITY OF LONDON, being PIN 08302-0042

**SECONDLY:** PART LOTS 7, 8, 19 AND 20 ON PLAN 398, PARTS 4, 5 AND 6 ON 33R-12576; SAVE AND EXCEPT PART OF LOT 7 SOUTH OF DUNDAS STREET ON PLAN 398(C), PART 2 ON 33R-20360;; TOGETHER WITH AN EASEMENT OVER PARTS 7 AND 8 ON 33R-12576 AS IN LT437422; CITY OF LONDON being PIN 08302-0044

**THIRDLY:** PT LTS 31, 32, 43 AND 44, PLAN 398 DESIGNATED AS PART 3, 33R-12576; T/W A RIGHT OF ACCESS OVER PARTS 7 AND 8, 33R-12576 AS IN LT437422; "CONSENT OF THE COMMITTEE OF ADJUSTMENT" ATTACHED TO LT437423; LONDON/LONDON TWP, being PIN 08302-0030

**FOURTHLY:** PART LOT 34 PLAN 413 DESIGNATED AS PART 1 PL 33R-12696, T/W RIGHT OF ACCESS OVER PARTS 7 & 8 PL 33R-12576 AS IN LT437422, T/W RIGHT OF ACCESS OVER PART 2 PL 33R-12696 AS IN LT455444, LONDON/LONDON TWP, being PIN 08302-0035

**SCHEDULE “B”**  
**To By-law No. L.S.P.-3527-315**

**Statement for Designation**

**Description of Property**

The property at 100 Kellogg Lane is an approximately 7.6 hectare site that is bound by Dundas Street to the north, Eleanor Street to the east, Florence Street to the south, and Kellogg Lane to the west. A number of former industrial buildings of varying age and design, in addition to parking lots, a railway line, and other infrastructure are located on the property. The built fabric of the property was constructed between 1913 and 1986. The property was utilized as a manufacturing facility and offices for the Kellogg Company of Canada (known as the Battle Creek Toasted Corn Flake Company until 1924) until the closure of operations in 2014. Since 2018, the property has been undergoing extensive renovations as part of adaptive reuse efforts to for entertainment, hospitality, warehousing, and office complex uses. The property remains one of the most prominent early 20<sup>th</sup> century complexes in East London and the Smokestack District.

**Statement of Cultural Heritage Value or Interest**

As a large-scale industrial complex, the property at 100 Kellogg Lane meets Criterion 1 under O. Reg. 9/06 (as amended by O. Reg. 569/22) as a rare, representative example of an evolved, early-to-mid 20<sup>th</sup> century manufacturing plant in the City of London. In particular, the original 1913 10-bay section along Dundas Street with the 1913, 1926-1927, 1933, and 1934 additions and the 1931 Powerhouse, meet this criterion.

The 1931 Powerhouse was designed by renowned American industrial architect Albert Kahn who was at the vanguard of industrial design in the early 20<sup>th</sup> century. At the time of its construction, it was reported to be “the most modern of its kind that can be constructed.”

The property at 100 Kellogg Lane meets Criterion 4 for its direct associations with the Kellogg Company having been the site of manufacturing for Canadian operations of this company from 1913 to 2014. As an early factory in East London, it has direct associations with this areas as a manufacturing centre and, more broadly, the role of manufacturing in the City of London in the 20<sup>th</sup> century.

The 1913 era of construction, composed of a 10-bay section facing Dundas Street at the west end of the property and a perpendicular four-storey plus basement section parallel to the railway line, meeting Criterion 6 as these buildings are attributed to prominent London-based architect John M. Moore. Moore designed many industrial, commercial, and educational buildings throughout the city in the late-19<sup>th</sup> and early-20<sup>th</sup> centuries. The property also meets Criterion 6 for its buildings, including an eight-bay addition along Dundas Street west of Moore’s original 1913 section, that are attributed to renowned London-based architectural firm Watt and Blackwell which designed numerous landmark buildings including the McCormick’s Biscuit Factory (1911) , the War Memorial Children’s Hospital (1917), and the Dominion Public Building (1936). The 1931 Powerhouse and the factory’s 1934 addition, which includes an eight-bay wing along Dundas Street west of Watt and Blackwell’s, further contributes to Criterion 6 as these buildings are attributed to prolific American architect Albert Kahn whose work revolutionized the design and function of industrial buildings in the early 20<sup>th</sup> century. Kahn’s Kellogg Company commissions are the only known examples of his work in the City of London.

The 100 Kellogg Lane property meets Criterion 7 for its importance in defining the industrial character of the Smokestack District. It features tangible elements, including its large scale that encompasses a city block and dominant structural features that define the industrial character of the neighbourhood.

The property meets Criterion 8 for its historical, physical, and visual linkages to East London and the Smokestack District as one of the largest extant examples of an industrial plant in these areas. As an early and large industrial property in this area, it drove the growth of this area, including residential development of worker’s housing, and was a hub of employment. The rail spur also is a historical linkage to the railway infrastructure that contributed to the growth of industrial development in the Smokestack

District. Its scale and imposing architecture, particularly the Dundas Street façade, contributes to the physical and visual linkage of the property to the East London streetscape.

The property meets Criterion 9 as a landmark considering that it is one of the largest and earliest industrial properties in the Smokestack District that has retained its integrity despite numerous additions between 1913 and 1984.

### **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, 8, and 9.

- Main Kellogg Building Complex:
  - Main 1913 Dundas Street building, with 1913, 1926-1927, 1933, and 1934 additions;
  - Red brick exterior cladding;
  - Rusticated stone block foundation;
  - Articulated bays;
  - 27-bay façade with corbelled brickwork at top of bays;
  - Concrete window sills, lintels, and pilaster capitals;
  - Uniformity of the façade across much of the Dundas Street frontage; and,
  - Flat roof.
- 1931 Powerhouse Building
  - Vertical massing;
  - Tower and entrance at northeast corner of the structure;
  - Red brick cladding;
  - Large metal-framed windows; and,
  - Articulated bays.
- Landscape elements including:
  - Alignment of eastern section of Main Kellogg Building Complex and property along a railway spur at eastern edge of property; and,
  - Metal-clad chimneys at rear of Powerhouse building.

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

- Interior courtyard;
- 1945-1946 warehouse addition;
- 1960-1961 addition;
- 1964 warehouse addition;
- 1972-1978 addition;
- 1982 addition; and,
- 1982 powerhouse.