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P.O. Box 5035
London, ON
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London
CANADA

December 17, 2025

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

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

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

Bill No. 418
2025

By-law No. L.S.P.-3528-316

A by-law to designate 1097-1127 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 1097-1127 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 1097-1127 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.-3528-316

Legal Description

FIRSTLY: BLK C PLAN 398 & PT OF FESTUBERT ST FORMERLY PATRICK ST PLAN 398 AS CLOSED BY BYLAW CB251 LYING BETWEEN S LIMIT OF DUNDAS ST TO N LIMIT OF KING ST AS IN 430318; EXCEPT PT 1 33R4287 & PT 15 33R21499 S/T 622558 LONDON/LONDON TWP being PIN 08302-0046

SECONDLY: PT LTS 8, 20 AND FESTUBERT ST. (FORMERLY PATRICK ST.) AS CLOSED BY BYLAW NO. 5801 AND REGISTERED AS BYLAW NO. CB251, PLAN 398 DESIGNATED AS PART 9, 33R-12576; T/W A RIGHT TO 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 08302-0028.

SCHEDULE “B”
To By-law No. L.S.P.-3528-316

Statement for Designation

Description of Property

The property at 1097-1127 Dundas Street, known historically as the Dominion Office and Store Fitting Company (and later as Middlesex Mills Ltd.) is situated on the south side of Dundas Street between the Canadian National Railway (CNR)-Canadian Pacific Railway (CPR) inter-switching rail line to the west and Eleanor Street. First constructed as a mill in 1906, an additional eight bays were added to the south in 1910. Many other additions to the property have since been demolished, except for a small one-storey section at the south end of the main mill building, and a train shed along the east elevation.

Statement of Cultural Heritage Value or Interest

The property meets Criterion 1 of O. Reg 9/06 because it is a representative example of early 20th century industrial (mill) architecture in London. Mill construction was typically characterized by brick construction, two-storey in height and rectangular in shape with a narrow width to permit the entry of natural light into the building’s interior.

The property also meets Criterion 4 because it has significant historical value as the first factory established in East London and the Smokestack District when the first section that remains today was erected in 1906 for local manufacturer, Dominion Office and Store Fitting Company. It also has historical value for its association with Middlesex Mills Ltd., a hosiery and textiles manufacturer. Although this company encountered operational issues shortly after occupying the property, it was noted to be the first of several textile manufacturers established in East London and as such, was heralded as the “largest and most modern plant of its kind west of Montreal.” Textile manufacturing continued on the property until 1936.

The property also has associative value as a site for Kelvinator of Canada Ltd. between 1936 and 1954 where it contained a tin shop, stock and repairs room, shipping facilities in the extant building and ice cream cabinet assembly in its eastern wing (now demolished). Kelvinator maintained its primary plant at 1152 Dundas Street from 1924 to 1969. At the time, Kelvinator would have been considered a household name in Canada. Lastly, the property has associative value as the production site of cake mixes for the Canadian market for Kellogg-Pillsbury of Canada Ltd. (1954-1956) and Pillsbury of Canada, Ltd. (1956-1961). Pillsbury remains a household name in Canada.

The property also meets Criterion 5 for its potential to yield information about the textile trade in East London, particularly as an employer of women during the tenure of the Middlesex Mills, Ltd. in the 1910s. While records, such as city directories, do not document the contribution of textile manufacturers to female employment in East London, it is known that women comprised much of the workforce of this company.

The property meets Criterion 6 for its 1906 and 1910 construction designed by prominent Scottish architect William George Murray (1876-1954). Murray first articulated with the London, Ontario firm of McBride, Jones & Farncomb between 1893 to 1894. The firm was led by renowned local architect Hubert Carroll McBride who is credited with over 100 commissions for buildings throughout Southwestern Ontario.⁴⁵ Murray then worked as an assistant to architect Herbert E. Matthews between 1895 to 1897.

Murray moved to the United States in 1898 to work as a designer for Louis C. Tiffany. Tiffany was a celebrated artist best known for his work in stained glass. His designs were highly sought after and can be found throughout historic American landmarks including the Mark Twain House and the White House. In 1899, Murray joined the office of American architect George B. Post and, in 1900, he joined New York-based architect Ashburton Moore.

Murray returned to London, Ontario in 1904 and formed a partnership with Herbert Matthews, but their office was dissolved within a year. Murray worked under his own name for the duration of his career and focused primarily on churches, private houses, and industrial buildings. Murray designed the Queen Alexandra Sanatorium in 1909 as well as its 1913 addition. Other notable projects include Reid's Crystal Hall (which famously collapsed while under construction in 1907); and the O-Pee-Chee-Gum Factory on Adelaide Street (1928).

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 Smoke District and East London as it is part of the heart of this area. Moreover, housing the operations of prominent branch plants with international branding, including Kelvinator of Canada Ltd. (1936-1954), Kellogg-Pillsbury of Canada Ltd. (1954-1956), and Pillsbury of Canada, Ltd. (1954-1961).

As the first factory established in the Smokestack District in East London, the property is representative of the history 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 building on the property at 1097-1127 Dundas Street has been altered through the application of paint on the brick masonry, the property meets Criterion 8 because the form, massing, scale, orientation, and typology remain consistent with buildings on the adjacent properties along the streetscape, including 100 Kellogg Lane and 1100-1108 Dundas Street. The property contains the earliest industrial building 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.

Former Dominion Office and Store Fitting Company building including:

- Intact example of late-19th and early-20th century rectangular mill building construction;
- Two-storey buff brick building (currently painted red);
- Articulated bays containing symmetrical window openings;
- Full height brick pilasters;
- Brick corbelling; and,
- Flat roof.

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

- Rear (south) elevation of mill building;
- C.1951 rail shed; and,
- Metal clad accessory structure on roof of 1910 addition.