

--	--

D. Menard

TO:	CHAIR AND MEMBERS PLANNING & ENVIRONMENT COMMITTEE
FROM:	JOHN M. FLEMING MANAGING DIRECTOR, PLANNING AND CITY PLANNER
SUBJECT:	HERITAGE CONSERVATION DISTRICT STATUS REPORT MEETING ON TUESDAY, AUGUST 26, 2014

RECOMMENDATION

That, on the recommendation of the Managing Director, Planning & City Planner, that the following **BE RECEIVED** for information in response to a request by Municipal Council.

PREVIOUS REPORTS PERTINENT TO THIS MATTER
--

1994: Guideline Document *Heritage Places: A Description of Potential Heritage Conservation Areas in the City of London*.

2003, August 25: Report to Planning Committee- *Potential Heritage Conservation District Priority List*

2013, May 8: Council Resolution with respect to the 6th Report of the London Advisory Committee on Heritage re Blackfriars-Petersville and SoHo

BACKGROUND

This information report is in response to the direction provided by Municipal Council at its meeting on July 29, 2014 with respect to a communication received by the Planning and Environment Committee from Kevin Langs, Alasdair Beaton and Mark Tovey, St. George-Grosvenor Community Association dated July 11, 2014.

32. Request for Heritage Conservation District Status for the Neighbourhood of St. George-Grosvenor

Recommendation: That, the communication.....requesting Heritage Conservation District Status for the St. George-Grosvenor neighbourhood **BE REFERRED** to the Civic Administration for consideration and to report back with a Work Plan consisting of:

- a) a list of all of the potential Heritage Conservation Districts;
- b) the timing;
- c) the cost to implement the individual Heritage Conservation Districts; and
- d) the status of the work that has been undertaken by the community towards a Heritage Conservation District.

A) List of all of the potential Heritage Conservation Districts

In 1994, a guideline document was added to the City's Official Plan. Titled *Heritage Places: A Description of Potential Heritage Conservation Areas in London* the document identified potential heritage conservation areas in the City following the creation of London's first Heritage Conservation District (HCD) of East Woodfield. That list subsequently became the basis for the systematic assessment of heritage conservation districts supported by an annual budget item

Agenda Item #	Page #

D. Menard

for the costs related to the studies and work required by both the Province and the City to establish such districts under Part V of the *Ontario Heritage Act*. In 2003, Municipal Council supported the creation of a prioritized list of potential districts when it moved the Lorne Avenue (Old East Village) area forward for study as a district.

Since that time, Municipal Council, with advice from the London Advisory Committee on Heritage, has created seven heritage conservation districts with the most recent becoming the Blackfriars-Petersville District. From the original list of 14 potential districts, the creation of these has left the following areas as potential districts:

Talbot North
Stanley-Becher -Riverforks
Grosvenor-St. George
Pond Mills

In recent years, the list of potential areas has been expanded, by Council direction, with consultation from the LACH, to include:

SoHo (with direction from Council in May, 2013 to make SoHo the next area to be studied upon completion of Blackfriars-Petersville)
Orchard Park- Sherwood Forest.

At this time the Priority listing is as follows:

1. SoHo
2. Talbot North
3. Stanley-Becher-Riverforks
4. Grosvenor-St. James
5. Pond Mills
6. Orchard Park- Sherwood Forest

It has been standard procedure for the City to move forward with a study for a potential district upon Council approval following a community request for such a study.

The timing

The city has traditionally dealt with a request for an HCD study in a sequential process, in part facilitated by an annual line item in the budget related to heritage conservation district implementation. Following Council direction, a request for proposals is put out in order to select outside consultants with heritage conservation district expertise to conduct the formal study to determine whether an area meets the municipal and provincial criteria for district status and to make a recommendation as to possible boundaries. As part of this phase, the consultants are required to conduct at least one public information meeting. Upon reporting back to Council, Council may then direct the preparation of a Plan and Conservation Guidelines for the proposed District. Again, at least one public information meeting is required as well as a statutory public meeting before Planning Committee prior to a recommendation that Council pass a By-law to establish a District. The passing of a by-law triggers a 30 day appeal period. If an appeal is launched, the District is not in force and effect until the appeal is resolved.

Given the steps outlined, our recent districts have been created, excluding appeal periods, over varying lengths of time. For example both the Downtown and Blackfriars-Petersville Districts were created over approximately a one year period while Wortley-Village-Old South has taken more than three years. For larger neighbourhoods, two-to two and one half years is typical. This timing has often allowed the annual budget to keep pace with the district study / guideline work required as payments for consulting fees for a project can be spread over two capital years.

With the completion of Blackfriars-Petersville, currently under appeal, and the revision to the Wortley Village-Old South Conservation Guidelines expected to come before the PEC soon, it

Agenda Item #	Page #

D. Menard

has been anticipated that staff would request direction from Council to move forward with a request for a study for SoHo to initiate the study for that neighbourhood. If this were to happen this year, the work would likely extend into 2015 with completion, possibly in late 2015 or early 2016.

The Cost to Implement the Individual Heritage Districts

Costs vary in relation to the size and possible complexity of the neighbourhood. Size refers to the number of the properties within the study area as consultants have to examine each property in terms of its street façade appearance. We request an assessment or categorization of each property with respect to whether it retains heritage character or contributes to the heritage character of the area. This information is important both in determining whether or not the district meets the criteria for designation and for future use if a district is created for potential heritage alteration applications. Complexity may relate to the historic evolution of a neighbourhood, or the need to understand the architectural elements of the neighbourhood where those elements are a mix of styles or the need to determine justifiable boundaries in consultation with the community.

The consultant costs for our two most recent districts were:

Downtown (2011-2012) - 350 properties in final district- \$114,502

Blackfriars- Petersville (2013-14) approximately 500 properties in the final district but closer to a 1000 properties in the original study area - \$98,402

The costs above relate to the consultant fees for both the Phase 1 Study and for the Phase 2 District Plan/Conservation Guidelines preparation. In addition to these costs, the heritage conservation district implementation budget also provides funds for district street signs after consultation with the neighbourhood. Other costs related to the implementation process arise from mailing costs to notify property owners of information meetings and title registration, costs for rental of meeting spaces within a community, costs for homeowner brochures and costs for printing HCD materials. These costs vary with the size of a district.

The status of the work already undertaken by the community towards an HCD

In recent months, members of the Grosvenor-St. George community have been very active in doing some background research that informs the discussion whether or not the area meets the criteria for recognition as an HCD. Initial conversations were held with the heritage planner with regard to the status of the neighbourhood on the Priority list and other experiences that might be relevant with regard to the process. Specific research has been conducted to identify the historic evolution of the neighbourhood, some of its historic associations and the identification of architecturally significant properties- those already designated and listed. A substantial quantify of information has been assembled and it is information that would be useful to outside consultants.

In addition, community members have raised a degree of awareness of the potential for HCD status and have brought the community association into support for the project to move forward. As the letter from the community identified, a public information meeting was held on June 24 with approximately 50 interested participants. In addition, information has also been circulated within the Grosvenor-St. George community in various ways.

Additional Information

As of August, the City will benefit from the service of a second heritage planner providing additional resources for the various work projects.

Heritage Conservation District recognition and implementation is an important part of the City's Heritage Planning. However, other projects also include the review of the archaeological master plan, review and preparation of an updated heritage *Inventory*, one with a greater on-line

Agenda Item #	Page #

D. Menard

presence, in addition to the normal review of development, demolition, designation and heritage alteration applications in consultation with the LACH.

The 2014 capital budget contains sufficient funds both for the launching of one new heritage conservation district study and the completion of a District Plan and Conservation Guidelines should Council direct staff to do so.

At present, SoHo has been considered to be the next potential district for study. It is a large neighbourhood. A portion of it is also involved in the proposed redevelopment of the former Victoria Hospital South Street campus. This portion has a complex of already identified heritage properties. The relationship of the former hospital complex to a possible heritage conservation district requires careful study.

With respect to the request to bring the St. George - Grosvenor area study forward at the present time, direction would be required from Council to do so if it meant moving this study ahead of the SoHo, North Talbot, and Becher-Stanley-Riverforks areas. Council has, in the past, altered the "Priority List" as it saw fit to do so.

PREPARED BY:	SUBMITTED BY:
D. MENARD HERITAGE PLANNER URBAN REGENERATION	JIM YANCHULA, MCIP, RPP MANAGER, URBAN REGENERATION
RECOMMENDED BY:	
J. M. FLEMING, MCIP, RPP MANAGING DIRECTOR, LAND USE PLANNING AND CITY PLANNER	

2014-08-07

dm/

Y:\Shared\policy\HERITAGE\Heritage Conservation Districts\Miscellaneous Report for PEC August 26 2014.docx