

Bill No. 434  
2014

By-law No. C.P.-1284(\_\_)-\_\_

A by-law to amend Section 13 (Heritage Resources) and Section 19 (Implementation) of the Official Plan for the City of London, 1989 to designate a heritage conservation district known as Wortley Village-Old South.

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

1. Amendment No. \_\_\_\_\_ to the Official Plan for the City of London Planning Area – 1989, as contained in the text attached hereto and forming part of this by-law, is adopted.
2. This by-law shall come into effect in accordance with subsection 17(38) of the *Planning Act, R.S.O. 1990, c.P.13*.

PASSED in Open Council on September 16, 2014.

J. Baechler  
Mayor

Catherine Saunders  
City Clerk

First Reading – September 16, 2014  
Second Reading – September 16, 2014  
Third Reading – September 16, 2014

**AMENDMENT NO. \_\_\_\_\_**

**to the**

**OFFICIAL PLAN FOR THE CITY OF LONDON**

**A. PURPOSE OF THIS AMENDMENT**

The purpose of this Amendment is to recognize and add Wortley Village –Old South Heritage Conservation District to Sections 13.3.5, 13.3.8 and 19.2.2 of the Official Plan for the City of London.

**B. LOCATION OF THIS AMENDMENT**

This amendment applies to lands located within the Wortley Village - Old South Heritage Conservation District which is shown on the attached “Figure 13. \_” in the City of London.

**C. BASIS OF THE AMENDMENT**

Section 41 (1) of *The Ontario Heritage Act* enables Municipal Councils to create, by by-law, in consultation with the London Advisory Committee on Heritage (LACH), one or more areas of a municipality for designation as heritage conservation districts. Such a designation enables the municipality to protect groups of properties that, collectively, represent a certain aspect of the development of the municipality considered worthy of preservation. The creation of such districts allows municipalities to manage change and development within the area so as to protect and enhance the heritage character there. Section 13.3 of the City of London Official Plan provides for the designation of heritage conservation districts under Section 41 of the *Ontario Heritage Act* and provides some detail relating to the process that is to be followed for such designation.

The City’s Guideline Document, *Heritage Places* (1993), identified three areas in the Wortley Village-Old South neighbourhood as potential heritage districts:, Wortley Village, Marley Place and Elmwood Avenue. By Council resolution in November, 2009, Council directed that a Wortley Village –Old South Heritage Conservation District process begin. Consultants were hired to complete the Background Study required for such a district. A Wortley Village –Old South Steering Committee was formed and consultation was held with the London Advisory Committee on Heritage, City departments and the public. In 2011, Council approved the expanded boundaries for a proposed district and further directed that the second phase of the process continue The consulting process included three public meetings, three meetings with the LACH, a community questionnaire, three Living in the City notices and property owner notification letters on four occasions. Throughout the process, the LACH has expressed its support for the establishment of a Wortley Village – Old South Heritage Conservation District.

**D. THE AMENDMENT**

The Official Plan for the City of London is hereby amended as follows:

1. Section 13.3.5 to the Official Plan is amended by adding the phrase “Figure 13. \_” after the phrase “Figure 13.5” and before the word “Council” in the second sentence.
2. Section 13 of the Official Plan for the City of London Is amended by inserting the attached Figure 13. \_ Wortley Village –Old South Heritage Conservation District after Fig. 13.5.
3. Section 13.3.8 to the Official Plan is amended by adding a new section as follows:

**“13.3.8. \_ Wortley Village – Old South”**

- i. The Wortley Village - Old South Heritage Conservation District, identified on Figure 13. \_ encompasses an area within the larger Old South Planning District generally bounded by Ridout Street /Wortley Road on the east, Beaconsfield on the north, Wharncliffe on the west and Duchess/Tecumseh on the South. Historically, this area was part of what was known as London South within Westminster Township prior to its annexation by the City of London in 1891. It has a lengthy history as a residential suburb with an independent village character. Its historical evolution is reflected in the concentration and stylistic mixture of historic buildings dating from the area’s formative years circa 1850-1930. These generally well preserved historic homes and

institutional buildings, along with the rather haphazardly incremental character of the Wortley Road Commercial core give the area both visual and cultural distinctiveness.

The architectural character of Wortley Village-Old South is established by the recurrent use of consistent building materials, forms and details in the majority of the buildings within the district. The building form and details are largely dictated by Victorian tastes, although there are other examples of architectural styles. This character is strengthened by significant, large buildings forming the commercial area along Wortley Road to form a visual core of landmark buildings.

The linear street grid pattern and generally consistent building scale and setbacks thereon establish a strong rhythm and coherent character within the area. The combination of trees in both the public and private realms contributes greatly to a generally enclosed feeling and contributes to the comfortable and friendly pedestrian environment of the neighbourhood adding to the “village” flavor.

- ii. It is the intention of Council to maintain, protect and conserve the Wortley Village – Old South Heritage Conservation District. Council shall have regard to Official Plan policies as they apply to heritage conservation districts in Section 13. and, in particular, in accordance with Official Plan policies and the Wortley Village-Old South Heritage Conservation District Plan and Guidelines.

4. Section 19.2.2 (ii) of the Official Plan for the City of London is amend by adding the following sub-section:

\_) Wortley Village – Old South Heritage Conservation District Plan and Guidelines.

Figure 13-\_ Wortley Village-Old South Heritage Conservation District

