

## 6TH REPORT OF THE

### LONDON ADVISORY COMMITTEE ON HERITAGE

Meeting held on April 8, 2015, commencing at 5:30 PM, in Committee Room #5, Second Floor, London City Hall.

**PRESENT:** W. Kinghorn (Chair), S. Adamsson, D. Brock, J. Cushing, H. Elmslie, H. Garrett, S. Gibson, T. Jenkins, J. Manness, K. Waud and M. Whalley and B. Mercier (Secretary).

**ABSENT:** D. Dudek.

**ALSO PRESENT:** R. Armistead, G. Barrett, J. Dent, K. Gonyou, A. Macpherson, L. McDougall, D. Menard and J. Yanchula.

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#### **I. CALL TO ORDER**

1. Disclosures of Pecuniary Interest

That it **BE NOTED** that no pecuniary interests were disclosed.

#### **II. SCHEDULED ITEMS**

2. Meadowlily Woods – Conservation Master Plan and Secondary Plan

That it **BE NOTED** that the attached presentations related to Meadowlily Woods were received from:

- a) A. Macpherson, Manager, Environmental and Parks Planning and L. McDougall, Ecologist, with respect to the Conservation Master Plan; and,
- b) G. Barrett, Manager, Long Range Planning and Research, with respect to the Secondary Plan.

#### **III. CONSENT ITEMS**

3. 4th and 5th Reports of the London Advisory Committee on Heritage

That it **BE NOTED** that the 4th and 5th Reports of the London Advisory Committee on Heritage from its meetings held on February 25 and March 11, 2015, respectively, were received.

4. Retention of the Buildings on the Old Victoria Hospital Lands

That it **BE NOTED** that the Municipal Council resolution adopted at its meeting held March 10, 2015, with respect to the retention of the buildings on the Old Victoria Hospital Lands, was received.

5. 3rd Report of the London Advisory Committee on Heritage

That it **BE NOTED** that the Municipal Council resolution adopted at its meeting held March 10, 2015, with respect to the 3rd Report of the London Advisory Committee on Heritage, was received.

6. 4402 and 4366 Colonel Talbot Road

That it **BE NOTED** that a Notice dated March 11, 2015, from S. Wise, Planner II, with respect to an application submitted by Lambeth Health Organization Inc. relating to the properties located at 4402 and 4366 Colonel Talbot Road, was received.

7. 560 and 562 Wellington Street

That it **BE NOTED** that a Notice of a community information meeting dated March 19, 2015, from M. Davis, Planner II, with respect to an application to

amend the Official Plan and Zoning By-law relating to the properties located 560 and 562 Wellington Street, was received.

8. 132, 146 and 184 Exeter Road, east of Wonderland Road South and South of Wharncliffe Road South

That it **BE NOTED** that a Notice dated March 23, 2015, from N. Pasato, Senior Planner, with respect to an application submitted by Barry Zagdanski, c/o Z-Group, relating to the properties located at 132, 146 and 184 Exeter Road, was received.

9. 165 Elmwood Avenue East

That it **BE NOTED** that a Notice dated March 13, 2015, from B. Debbert, Senior Planner, with respect to an application submitted by the City of London, relating to the property located at 165 Elmwood Avenue East, was received.

#### IV. SUB-COMMITTEES & WORKING GROUPS

10. Stewardship Sub-Committee

That the following actions be taken with respect to the Stewardship Sub-Committee minutes from its meeting held on March 25, 2015:

- a) a Notice under the provisions of Section 29(3) of the *Ontario Heritage Act, R.S.O. 1990, c. O. 18*, of the Municipal Council's intention to designate the property located at 161 Windermere Road to be of cultural heritage value and interest **BE GIVEN**, for the attached reasons.
- b) the following comments related to the Hunt Dam **BE FORWARDED** to the Civic Administration for consideration:
  - i) the London Advisory Committee on Heritage supports the creation of interpretive signage for the Hunt Dam; and,
  - ii) acknowledgement of the Hunt family contributions to the City of London be further noted through consideration of Park naming in accordance with existing policies;
- c) the following properties in sub-category 2, with the priority listings identified, **BE ADDED** to the Heritage Register:
  - i) 126 Mount Pleasant Avenue (currently Priority 3; revise to Priority 1);
  - ii) 171 Mount Pleasant Avenue (Priority 3);
  - iii) 30 Charles Street (Priority 1);
  - iv) 32-34 Charles Street (Priority 2);
  - v) 13 Granville Street (Priority 2);
  - vi) 114 Paul Street (Priority 3);
  - vii) 116 Paul Street (Priority 3);
  - viii) 128 Paul Street (Priority 3);
  - ix) 132 Paul Street (Priority 3);
  - x) 136 Paul Street (Priority 3);
  - xi) 142 Paul Street (Priority 3);
  - xii) 30 Wharncliffe Road North (Priority 2);
  - xiii) 8 Wyatt Street (Priority 2);
  - xiv) 10 Wyatt Street (Priority 3);
  - xv) 34 Wyatt Street (Priority 2); and,
  - xvi) 36 Wyatt Street (currently Priority 1; revise to Priority 3);
- d) the matter of Mid-Century Modern properties **BE REFERRED** to the June 10, 2015 London Advisory Committee on Heritage meeting, for further discussion; and,
- e) the matter of a demolition request for the property located at 104 Commissioners Road East **BE REFERRED** to the Stewardship Sub-committee for further review; it being noted that the London Advisory Committee on Heritage heard a verbal delegation from B. and J. Blackburn, Property Owners, with respect to this matter.

#### 11. Criteria for Evaluating Archaeological Potential

That the communication dated March 12, 2015, from B. Duclos, Heritage Consultant, Ministry of Tourism, Culture and Sport, with respect to criteria for evaluating the potential of Archaeological and Built Heritage and Cultural Heritage Landscapes **BE REFERRED** to the London Advisory Committee on Heritage's Archaeological and Stewardship Sub-Committees.

### V. ITEMS FOR DISCUSSION

#### 12. Heritage Alteration Permit - 37 Ridout Street South

That, on the recommendation of the Managing Director, Planning and City Planner, with the advice of the Heritage Planner, the Heritage Alteration Permit application to alter the designated heritage property located at 37 Ridout Street South **BE APPROVED**, subject to the specifications as appended to the staff report dated April 8, 2015; it being noted that the replacement columns will be painted to match the existing trim and detail.

#### 13. Heritage Alteration Permit - 172-174 Dundas Street

That, on the recommendation of the Managing Director, Planning and City Planner, with the advice of the Heritage Planner, the Heritage Alteration Permit application to alter the heritage designated property located at 172-174 Dundas Street, within the Downtown Heritage Conservation District, **BE APPROVED**, subject to the following terms and conditions prior to the completion of work:

- a) a sample of the final exterior cladding material and coursing pattern be provided to the Heritage Planner for approval prior to installation; and,
- b) the final cornice design and a sample of material be provided to the satisfaction of the Heritage Planner prior to installation;

it being noted that the London Advisory Committee on Heritage heard a verbal delegation from C. Sparling, Tenant (Tim Horton's), with respect to this matter.

#### 14. Heritage Alteration Permit - 525 Princess Avenue

That, on the recommendation of the Managing Director, Planning and City Planner, with the advice of the Heritage Planner, the Heritage Alteration Permit application for the alteration and addition to the heritage designated property located at 525 Princess Avenue, within the East Woodfield Heritage Conservation District, **BE APPROVED** in general conformity with the plans provided by the applicant, and appended to the staff report dated April 8, 2015, and subject to the following terms and conditions prior to the completion of work:

- a) the retention of the existing windows is encouraged, if repair is not possible, the replacement windows should be two-over-two segmented arch windows and the final window specifications approved by the Heritage Planner prior to installation;
- b) the faux window proposed in the upper east elevation be replaced by a pair of fixed shutters to fill the existing window opening;
- c) the design of the proposed dormer(s) be of proportional massing and form to the Italianate-style of the dwelling and be supplied to the Heritage Planner for approval prior to installation;
- d) the parapet wall proposed for the porch be removed;
- e) the proposed porch columns be extended to the base of the porch deck;
- f) the salvaged brick retained from the removed rear portion of the existing house be applied to the street facing elevations of the new construction laid in a bond pattern matching the original and wrapping around its corners as much as possible, using an appropriate lime-based mortar; it being noted that it is recommended that a mason with heritage experience be retained for this work;

- g) should the quantity of salvaged brick be sufficient to achieve condition f), above, an alternate material sample and installation be provided to the Heritage Planner for approval prior to installation; and,
- h) an alternative exterior foundation cladding for all elevations be considered and supplied to the Heritage Planner for approval prior to installation.

15. Heritage Alteration Permit - 504 Waterloo Street

That, on the recommendation of the Managing Director, Planning and City Planner, with the advice of the Heritage Planner, the Heritage Alteration Permit application to alter the windows in the designated heritage property located at 504 Waterloo Street **BE APPROVED**, with the exception of the proposed third floor attic window, which the London Advisory Committee on Heritage (LACH) requests to be a paintable non-vinyl window, approved by Heritage Planner prior to installation; it being noted that the Heritage Planner has reviewed the proposed replacement window alteration program and has advised that the impact of such alteration on the heritage features of the property identified in the reasons for designation is negligible; it being further noted that the LACH heard a verbal delegation from R. Wilson, Applicant, with respect to this matter.

16. Heritage Alteration Permit - 517 Dufferin Avenue

That, on the recommendation of the Managing Director, Planning and City Planner, with the advice of the Heritage Planner, the Heritage Alteration Permit application to alter the windows and landscaping on the designated heritage property located at 517 Dufferin Avenue **BE APPROVED**; it being noted that the Heritage Planner has reviewed the proposed alterations and has advised that the impact of such alterations on the heritage features of the property identified in the reasons for designation is negligible; it being further noted that the London Advisory Committee on Heritage heard a verbal delegation from E. Turley, Applicant, with respect to this matter.

17. Request for Repeal of Designating By-law - 77 Price Street - Update

That it **BE NOTED** that a verbal update from K. Gonyou, Heritage Planner, with respect to a request for repeal of the designating by-law for the property located at 77 Price Street, was received.

18. Heritage Planner's Report

That it **BE NOTED** that the attached submission dated April 8, 2015, from K. Gonyou, Heritage Planner, with respect to various updates and events, was received.

19. LACH Meeting Dates

That it **BE NOTED** that the London Advisory Committee on Heritage held a general discussion with respect to its meeting dates.

20. Heritage Planning - Committee Orientation

That it **BE NOTED** that the attached orientation presentation from K. Gonyou and D. Menard, Heritage Planners, and J. Yanchula, Manager, Urban Regeneration, was received.

21. Heritage Alteration Permit - 871 Waterloo Street

That, on the recommendation of the Managing Director, Planning and City Planner, with the advice of the Heritage Planner, the alteration of a heritage designated property located at 871 Waterloo Street, within the Bishop Hellmuth Heritage Conservation District, **BE APPROVED, SUBJECT TO** the proposed decking being replaced with tongue and groove, to the satisfaction of the Heritage Planner prior to installation; it being noted that the London Advisory Committee on Heritage heard a verbal delegation from M. Mezger, Applicant, with respect to this matter.

**VI. DEFERRED MATTERS/ADDITIONAL BUSINESS**

None.

**VII. ADJOURNMENT**

The meeting adjourned at 9:35 PM.

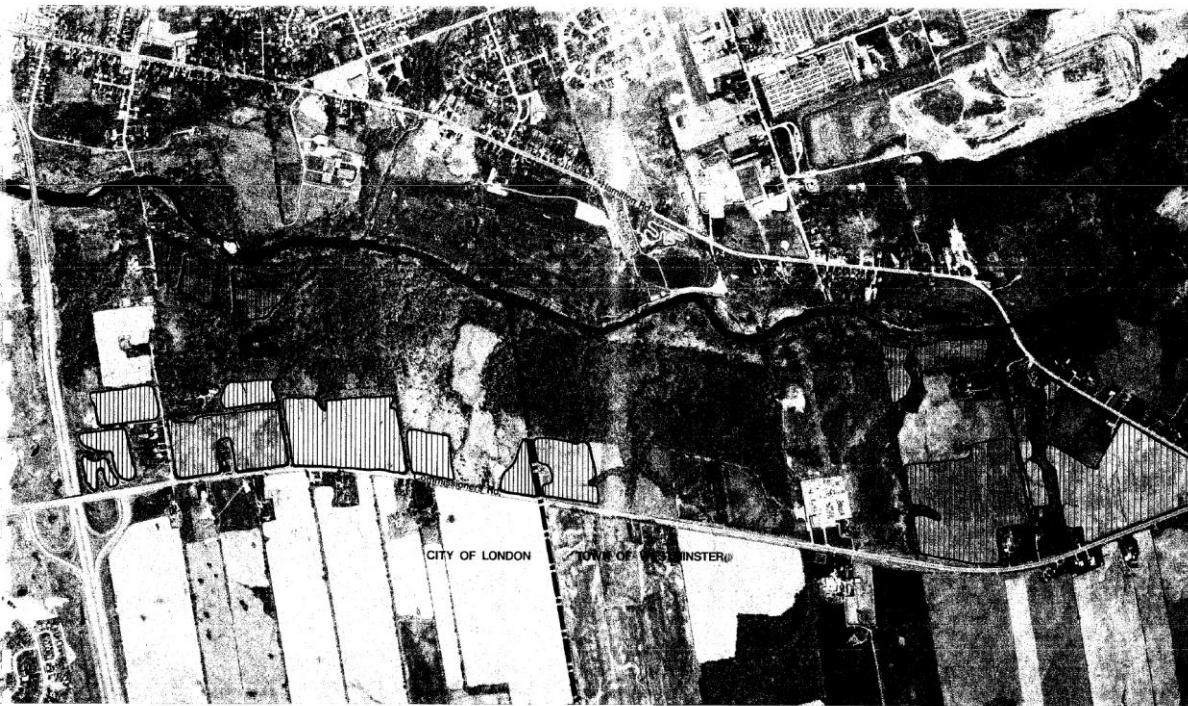
NEXT MEETING DATE: May 13, 2015

# Meadowlily Woods


## Environmentally Significant Area (ESA)




# 1989 Meadowlily Woods Master Plan



## 5. CULTURAL FEATURES

 Areas surveyed in archaeological assessment

H1 Meadowlily Bridge c.1910  
H2 Former site of Meadowlily Mills c.1860  
H3 Fraser residence c.1848

 NORTH SCALE 1:10,000  
Meadowlily Woods  
Master Plan

- The archaeological resources were examined in a consultant's report – High Potential
- Master Plan identified three features of potential historical significance
  - a) The masonry house - Harrison Fraser property, c. 1848.
  - b) The Meadowlily Bridge, c. 1910.
  - c) The former Meadowlily Mills, (located north-east of Meadowlily Bridge), c. 1860.
- Recommended development of programs that interpret the site's natural and cultural resources.

# How do we protect ESAs and permit use?

## CONSERVATION MASTER PLAN PROCESS

**PHASE 1: Life Science Inventory and Evaluation**

**Boundary Delineation**

**Application of Management Zones\***

**Identifying Management Issues**

**PHASE 2: Community Engagement and Participation**

**Goals, Objectives, Recommendations**

**Ecological Protection, Enhancement and Restoration**

**Trail Planning and Design Process\***

**Priorities for Implementation**

**Final Conservation Master Plan**

\* From the June 2012 Council approved Planning and Design Standards for Trails in ESAs



# Conservation Master Plans – Cultural Heritage

- ESAs have been identified and protected for their contribution to the representation of rare species, significant habitats, geological processes, **cultural heritage values** and biological diversity within Canada, the province of Ontario and the City of London.

City of London  
Parks Planning and Design Manual of Design Specifications

**PLANNING AND DESIGN STANDARDS  
FOR TRAILS IN  
ENVIRONMENTALLY SIGNIFICANT AREAS**



Granular pedestrian trail through an old field / savannah habitat in Killaly Meadows ESA

June 4, 2012

Prepared by:  
Parks Planning and Design, Planning Division  
with Schollen & Company Inc. and  
North-South Environmental



# Conservation Master Plans – Cultural Heritage

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Parks Planning and Design Manual of Design Specifications

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- The development of Conservation Master Plans must ...protect irreplaceable natural habitat values, including earth and life science interests, **and sensitive cultural and archaeological resources.**
- Cultural heritage features such as archaeological sites, heritage structures & cultural landscapes may also be included in the boundary of an ESA.

# Conservation Master Plans – Cultural Heritage

- **ESA Boundary Delineation Guidelines** are used to determine an appropriate limit of the natural area that is ecologically significant plus other areas that should be included within the ESA boundary based on other planning considerations such as: **the presence of cultural, archaeological or aesthetic features**

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# Conservation Master Plans – Cultural Heritage

- The Cultural Heritage Zone is intended for situations where a cultural heritage feature is located adjacent to or within an ESA, but is distinct from the natural area (e.g. **Park Farm at Meadowlily ESA** and the Veteran's buildings at Westminster Ponds ESA) and/or is large enough to warrant a separate zone.

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# What are Secondary Plans?

*London Advisory Committee on Heritage*

*April 8, 2015*



**London**  
CANADA

# What are Secondary Plans?

- Secondary Plans allow for the development of more detailed policies for a specific area.
- Secondary Plans are used to assist in the implementation and refinement of the Official Plan and its policies and mapping.

## Secondary Plan

- They provide a framework for the development of lands designated for future uses (e.g. “Urban Reserve-Community Growth”), or for repurposing tracts of lands within existing built-up areas (e.g. McCormick and Old Victoria Hospital Secondary Plans).

# Secondary Plans

- Secondary Plans may also provide Official Plan policies to implement urban design concepts for a specific area.
- A Secondary Plan may include a Land Use Schedule for the specific area.



# Secondary Plans

- Among the matters that Secondary Plans may address are:
  - land use mix and compatibility;
  - road alignments;
  - municipal services;
  - Public and private utilities;
  - residential and non-residential densities;
  - road access points;
  - location of parks and community facilities;
  - buffering concerns;
  - location of pedestrian and bicycle routes;
  - urban design; and
  - the natural heritage system.

# Existing Secondary Plans

- London Psychiatric Hospital Secondary Plan
- Old Victoria Hospital Secondary Plan
- SWAP (Southwest Area Secondary Plan)

## Statement of Significance for 161 Windermere Road

### Legal Description of Property

161 Windermere Road is a two storey white brick residence on Concession 3 PT Lot 18, former London Township, Middlesex County.

### Statement of Significance

The two storey white brick residence at 161 Windermere Road is a building of architectural importance for its Queen Anne style, and cultural significance for its ties to the market gardening industry near London.

The two storey house was built circa 1890 by Lemuel (sometimes recorded as “Samuel”) Cole. Recorded in census documents as an oil operator residing in Petrolia, Ontario in 1871, Cole relocated to London Township by 1881, purchasing 23 acres of land on Concession 3 Lot 18 from William Glass in 1882. Cole became a market gardener, with assessment rolls showing two acres planted in orchards or gardens, and four acres planted in wheat by 1885. According to census documents, by 1891 Cole and his wife Grace owned a two-storey, nine-room brick house on the property, placing the construction of the house around 1890. Cole owned the property until 1910, residing there until sometime in 1910-1911.

The early to mid 1900s saw ownership of the property on which 161 Windermere sits pass to other market gardeners, including “The Lettuce Man” Frank Whitehall, who owned the property from 1910 to 1920, residing there from circa 1913 to 1920. From 1920 to 1946 the property was owned by Albert and Harold Lucas, brothers who had worked for Whitehall after moving to the London area from New Brunswick in 1913. The Lucas brothers were market gardeners who also owned Harbert Gardens on Concession 4 of London Township, where they kept four greenhouses, selling their produce to both local wholesale distributors and at the Covent Garden Market. Harold Lucas was involved in a number of local community and political organizations, including serving as Deputy Reeve of the township from 1946-49.

### Description of Heritage Attributes

Among the many Queen Anne style domestic structures in London, the two storey house at 161 Windermere Road stands out in terms of its unusual massing and fine execution of decorative details. (N.B. the two- bay garage attached to the west elevation is not included as a heritage attribute.) The heritage attributes typical of the Queen Anne style include:

- White brick exterior
- Asymmetrical massing
- A diagonally positioned projecting front entrance way, featuring a double leaf entrance with recessed panels and transom
- A decorative sculptured wood second floor balcony, atop of which is a gabled, open roof
- Patterned slate tiles applied to main roof and second storey balcony
- Patterned slate applied to the partial roof of the first storey of the double bay window on the north elevation, and to the gablet behind the chimney of the east elevation
- Copper eaves troughs and down spouts, with decorative animal figures
- Two storey angled bay window of the north elevation and the two storey rounded bay window of the east elevation
- Decorative gables crowning the bay windows of the north and east elevations which include sculpted barge boards and oversized corner brackets
- Patterned coved cornice above the second storey of the east elevation double bay window and along the cornice of the first storey of the angled entrance
- Cut stone lintels over all the windows and doors of the north, east and west elevations (of particular note is the pediment over the main entrance, with its delicate floral pattern)
- Cut stone coursing between the stories of the two storey bay window on the east elevation
- Partially capped linked double chimneys of the east and west elevations
- Cut stone block foundation

## Heritage Planners' Report to LACH: April 8, 2015

1. Heritage Conservation Districts
  - a. Blackfriars-Petersville Heritage Conservation District
    - OMB appeal date: May 19, 2015
  - b. Wortley Village-Old South Heritage Conservation District
    - OMB appeal date: June 2, 2015
  - c. Heritage Conservation District Study for St. George-Grosvenor Area
    - Golder Associates selected as lead consultants with Nancy Tausky Heritage Consultants, GSP Group Inc., Stevens Burgess Architects Ltd., and Bray Heritage
2. Western University Public History Program – Property Research:
  - 119-121 Albert Street (2009)
  - 192 Bridport Street (2014)
  - 195 Bridport Street (2012)
  - 269 Cathcart Street (2013)
  - 100 Cheapside Street (2012)
  - 180 Cheapside Street (2012)
  - 191 Cheapside Street (2012)
  - 155 Clarence Street (2011)
  - 195 Colborne Street (2011)
  - 189 College Avenue (2014)
  - 149 Devonshire Avenue (2013)
  - 161 Devonshire Avenue (2013)
  - 1 Frank Place (2011)
  - 34 Frank Place (2011)
  - 230 Grand Avenue (2011)
  - 225 Grey Street (2011)
  - 309 Grey Street (2011)
  - 10 Henry Street (2011)
  - 123 High Street (2011)
  - 267 Hill Street (2011)
  - 236 Langley Street (2011)
  - 11 Leslie Street (2013)
  - 101 McClary Avenue (2011)
  - 113 McClary Avenue (2011)
  - 155 Oxford Street East (2014)
  - 190-192 Oxford Street East (2014)
  - 825 Richmond Street (2014)
  - 931 Richmond Street (2012)
  - 72 Rogers Avenue (2013)
  - 206 Simcoe Street (2011)
  - 308 Simcoe Street (2011)
  - 30 St. Andrew Street (2013)
  - 230 St. George Street (2014)
  - 319 St. George Street (2012)
  - 369 St. George Street (2014)
  - 381 St. George Street (2014)
  - 149 St. James Street (2012)
  - 177 St. James Street (2012)
  - 199 St. James Street (2014)
  - 204 St. James Street (2012)
  - 160 Sydenham Street (2014)
  - 191 Sydenham Street (2014)
  - 204 Sydenham Street (2014)
  - 479-489 Talbot Street (2009)
  - 505 Talbot Street (2009)
  - 585 Talbot Street (2009)
  - 601 Talbot Street (2009)
  - 607 Talbot Street (2009)
  - 611 Talbot Street (2009)
  - 628 Talbot Street (2009)
  - 646 Talbot Street (2009)
  - 651 Talbot Street (2009)
  - 837 Talbot Street (2014)
  - 472 Tecumseh Avenue East (2011)
  - 477 Tecumseh Avenue East (2011)
  - 479 Tecumseh Avenue East (2011)

- 489 Tecumseh Avenue East (2011)
- 149 Victoria Street (2012)
- 11 Wellington Crescent (2011)
- 16 Wellington Road (2011)
- 117 Wellington Street (2011)
- 139 Wellington Street (2011)
- 154 Wellington Street (2011)
- 169 Wellington Street (2011)
- 101 Wharncliffe Road North (2013)
- 120 Wharncliffe Road North (2013)
- 75 Wilson Avenue (2013)
- 118 Windsor Crescent (2011)
- 244 Wortley Road (2013)
- 397 Wortley Road (2013)
- 399 Wortley Road (2013)

3. Demolition of Kilworth Cottage (2526 Oxford Street West) – March 23-24, 2015

4. Update: 194 Dundas Street (former Century Theatre)

## Events

1. Vimy Ridge Commemoration and Film Night – April 9, 2015, 7:00pm at Museum London (free)
2. 19<sup>th</sup> Century Stargazing – Sunday April 12, 2015 (Yuri's Night), 8:00-10:30pm at Eldon House. \$15, call 519.661.5169 to register
3. Space Day at Western and Historic Sites Committee of the London Public Library Board – John H. Chapman plaque unveiling – Monday April 13, 2015, 2:00-5:00pm at the Physics and Astronomy Building Atrium, Western University. RSVP [cpsx@uwo.ca](mailto:cpsx@uwo.ca)
4. History of the St. George-Grosvenor Area, Mark Tovey – London & Middlesex Historical Society – Wednesday April 15, 2015, 7:30pm at Middlesex County Courthouse
5. Public History Program at Western University, *This Hour in Trial and Sorrow: The Great War Letters of the Leonard Family* book launch – Tuesday April 21, 2014, 7:00pm at Stevenson & Hunt Room, Central Library
6. Ontario Heritage Conference 2015, Niagara-on-the-lake – April 30 – May 2, 2015  
<http://www.2015heritageconference.com/>
7. Jane's Walk – May 1-3, 2015 - <http://janeswalk.org/canada/london/>
  - Wortley Road through Jane Jacob's Eyes – Friday May 1, 2015, 12:00pm
  - Growing Up in Suburbia – Saturday May 2, 2015, 11:00am
  - Downtown: The Good, the Bad, and the Ugly – Sunday May 3, 2015, 1:00pm
8. Advisory Committee Open House Reception – Thursday May 14, 2015, 7:00-9:00pm at Top of the Hall Café and Promenade Deck, Twelfth Floor, City Hall (300 Dufferin Avenue). RSVP to Anastasia Bush by May 7: 519.661.2500 ext. 5422 or [abush@london.ca](mailto:abush@london.ca)
9. Old South Community Organization, Gathering on the Green – Saturday June 6, 2015
10. ACO Geranium Heritage House Tour: Old East – Sunday June 7, 2015
11. Historic Woodfield Street Fair (Princess Avenue) – Saturday June 13, 2015  
<http://www.historicwoodfield.com/events.html>

# Heritage Planning Orientation

London Advisory Committee on Heritage

Don Menard, Heritage Planner  
Kyle Gonyou, Heritage Planner



**London**  
CANADA

Heritage planning works to manage change to ensure the conservation of significant cultural heritage resources that we value

# Cultural Heritage Resource

A human work or a place that gives evidence of human activity or has spiritual or cultural meaning, and which has been determined to have cultural heritage value or interest. Cultural heritage resources can include both physical and intangible heritage resources, heritage properties, built heritage resources, cultural heritage landscapes, archaeological resources, paleontological resources, and both documentary and material heritage.



# Why Conserve?

- Retaining what makes our community unique
- Recognition and acknowledgement of cultural heritage values
- Community building
- Promoting cultural tourism, sustainability
- Contributions to cultural identity and sense of place
- Adds to quality of life
- Cultural heritage resources are non-renewable

# Heritage Planning Jargon

- **CHL:** Cultural Heritage Landscape
- **CRB:** Conservation Review Board
- **HCD:** Heritage Conservation District
- **LACH:** London Advisory Committee on Heritage
- **Listed:** Listed on the Register
- **MTCS:** Ministry of Tourism, Culture and Sport
- **OHA:** *Ontario Heritage Act*
- **OMB:** Ontario Municipal Board
- **Part IV:** Individually Designated Property
- **Part V:** Heritage Conservation District (HCD)
- **PEC:** Planning & Environment Committee
- **PPS:** *Provincial Policy Statement*

# A Nation-Wide Approach?

No Federal policy or legislation

- Authority to provinces in the *Constitution Act*
- Federally-regulated exceptions:
  - Lighthouses
  - Railway Stations
  - Federal Heritage Building Review Office (FHBRO)
  - Parks Canada

# Cultural Heritage Conservation in Ontario

- Matter of “Public Interest” – *Planning Act*
- *Provincial Policy Statement (2014)*
  - Issued under Section 3 of the *Planning Act*
  - Sets priorities for Approval Authorities in Ontario (“shall be consistent”)
  - Must be read in its entirety
  - Section 2.6: Cultural Heritage
- *Ontario Heritage Act*

# *Provincial Policy Statement (2014)*

## **2.6 Cultural Heritage and Archaeology**

- 2.6.1 *Significant built heritage resources and significant cultural heritage landscapes shall be conserved.*
- 2.6.2 *Development and site alteration shall not be permitted on lands containing archaeological resources or areas of archaeological potential unless significant archaeological resources have been conserved.*
- 2.6.3 Planning authorities shall not permit *development and site alteration on adjacent lands to protected heritage property* except where the proposed *development and site alteration* has been evaluated and it has been demonstrated that the *heritage attributes of the protected heritage property* will be conserved.
- 2.6.4 Planning authorities should consider and promote archaeological management plans and cultural plans in conserving cultural heritage and archaeological resources.
- 2.6.5 Planning authorities shall consider the interests of Aboriginal communities in conserving cultural heritage and archaeological resources.

# *Provincial Policy Statement (2014)*

## **Key Terms:**

- Significant
- Built Heritage Resource
- Cultural Heritage Landscape
- Protected Heritage Property
- Conserved

# *Ontario Heritage Act*

- Values-based conservation
- **Real Property**
- Designation is registered on title
- Enabling policies to **municipalities** within provincial framework
  - Implemented by Official Plan policies

# *Ontario Heritage Act*

- Part I: Administration
- Part II: Ontario Heritage Trust
- Part III: Conservation Review Board
  - Standards and Guidelines for Provincial Heritage Property (applicable to provincially-owned property)
- **Part IV: Conservation of Property of Cultural Heritage Value or Interest**
  - Section 27: Register (*Inventory of Heritage Resources*)
    - 60-day demolition delay
  - Section 28: Municipal Heritage Committee
  - Section 29: Individual Designations
  - Section 33: Alterations to individually-designated properties
  - Section 37: Easements
- **Part V: Heritage Conservation Districts**
  - Section 41: Heritage Conservation Districts Study & Plan
  - Section 42: Alterations to properties within a Heritage Conservation District
- **Part VI: Conservation of Resources of Archaeological Value**
  - Licensing of professional archaeologists, archaeological protocols
- Part VII: General
  - Fines, etc. for contravention of the *Ontario Heritage Act*



# *Ontario Heritage Act*

- Implemented at the Municipal-level
  - Cannot designate Federal property
  - Cannot designate Provincial property
- Owner consent not required
- Appealable to Ontario Municipal Board or Conservation Review Board

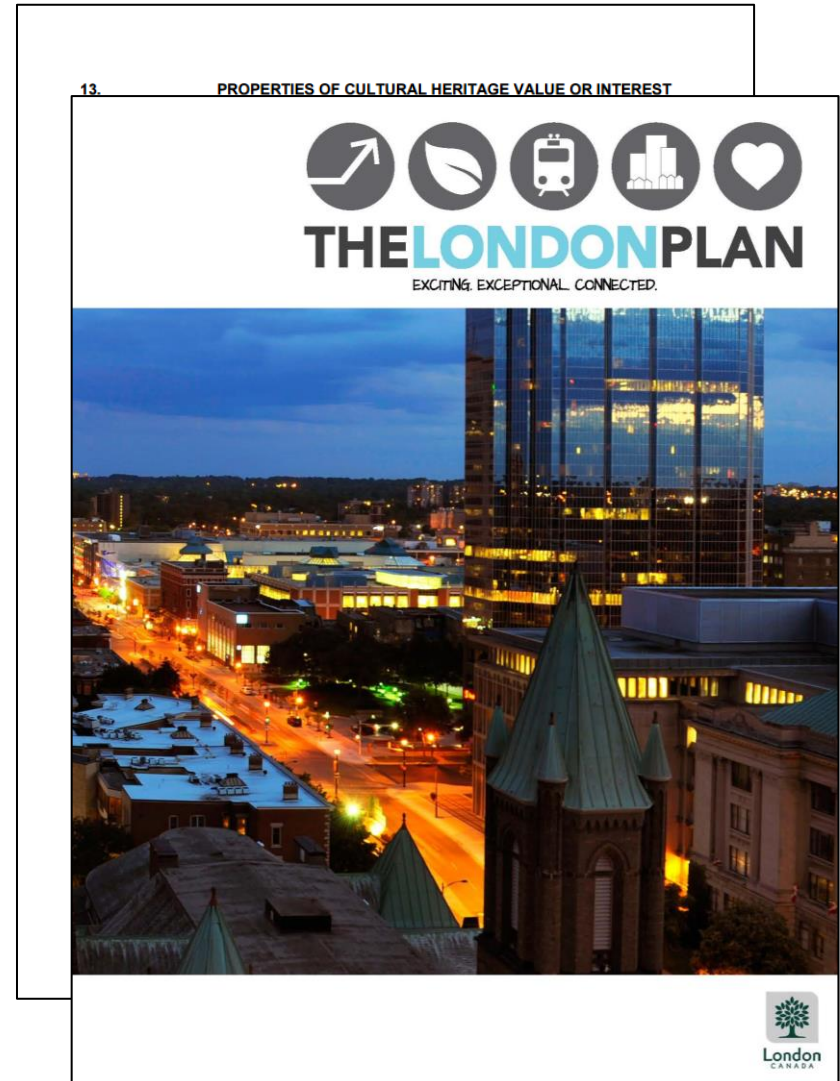
# City of London

## *Official Plan*

- Chapter 13
  - Objectives
  - Criteria for designation of HCDs
  - Archaeology
  - Cultural Heritage Landscapes
  - Implementation

## Guidelines Documents

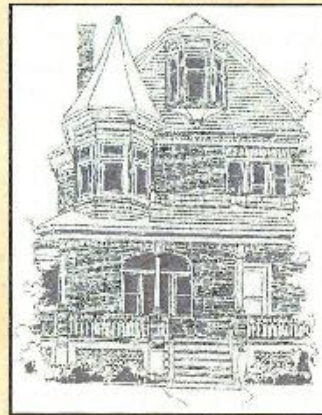
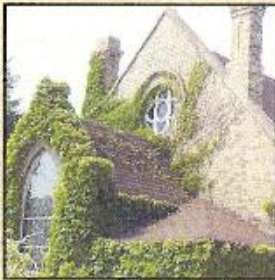
- *Inventory of Heritage Resources (Register)*
- HCD Plans
- *Heritage Places*
- CHL Guidelines
- *Archaeological Master Plan*



# Register



## CITY OF LONDON INVENTORY OF HERITAGE RESOURCES 2006



# Register

What properties are included on the Register?

- All individually designated properties (Part IV, *Ontario Heritage Act*)
- All properties within a Heritage Conservation District (Part V, *Ontario Heritage Act*)
- Properties Municipal Council believes to be of cultural heritage value or interest (Section 27, *Ontario Heritage Act*)

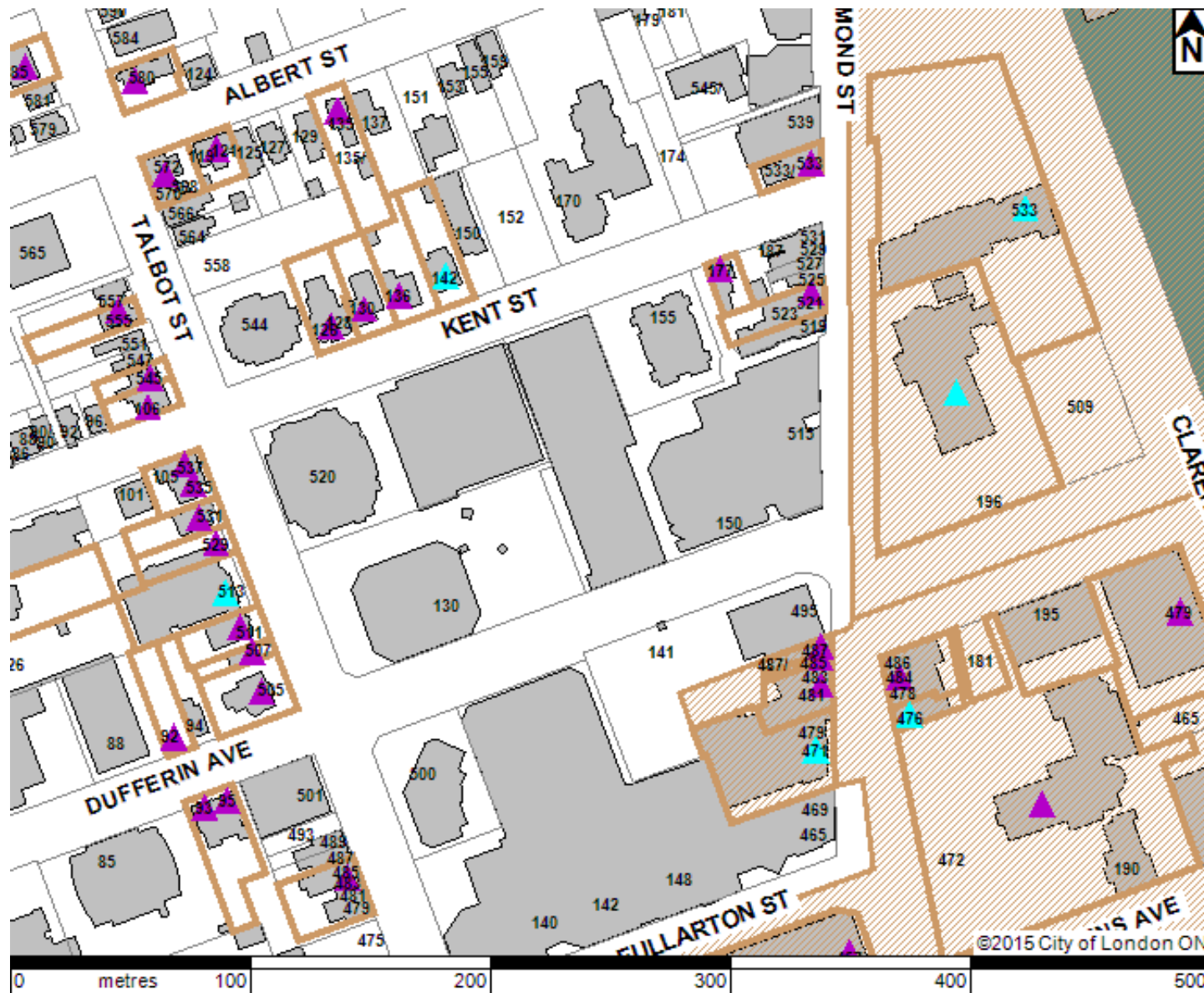
How can a property be included on the Register?

- Recommendation from LACH, Municipal Council resolution







What protection is conveyed to properties in the Register?

- 60-day delay in issuance of a Demolition Permit

# CityMap



## MAP LEGEND

-  Conservation Districts
-  Listed Buildings
-  Parks
-  Assessment Parcels
-  Buildings
-  Address Numbers

# Individual Designations

- Designating by-laws
  - Registered on title
- Eligible for City of London “Blue Plaque”
- First: Eldon House (1977)
- Most Recent: 1266 Riverside Drive (presently in 30-day appeal period)



# How is *significance* determined?

- Part IV: Individual Property/Resource
  - ***Ontario Heritage Act Regulation 9/06***
  - *Ontario Heritage Act Regulation 10/06*
- Part V: Heritage Conservation District
  - *Official Plan* policies

# *Ontario Heritage Act* Regulation 9/06

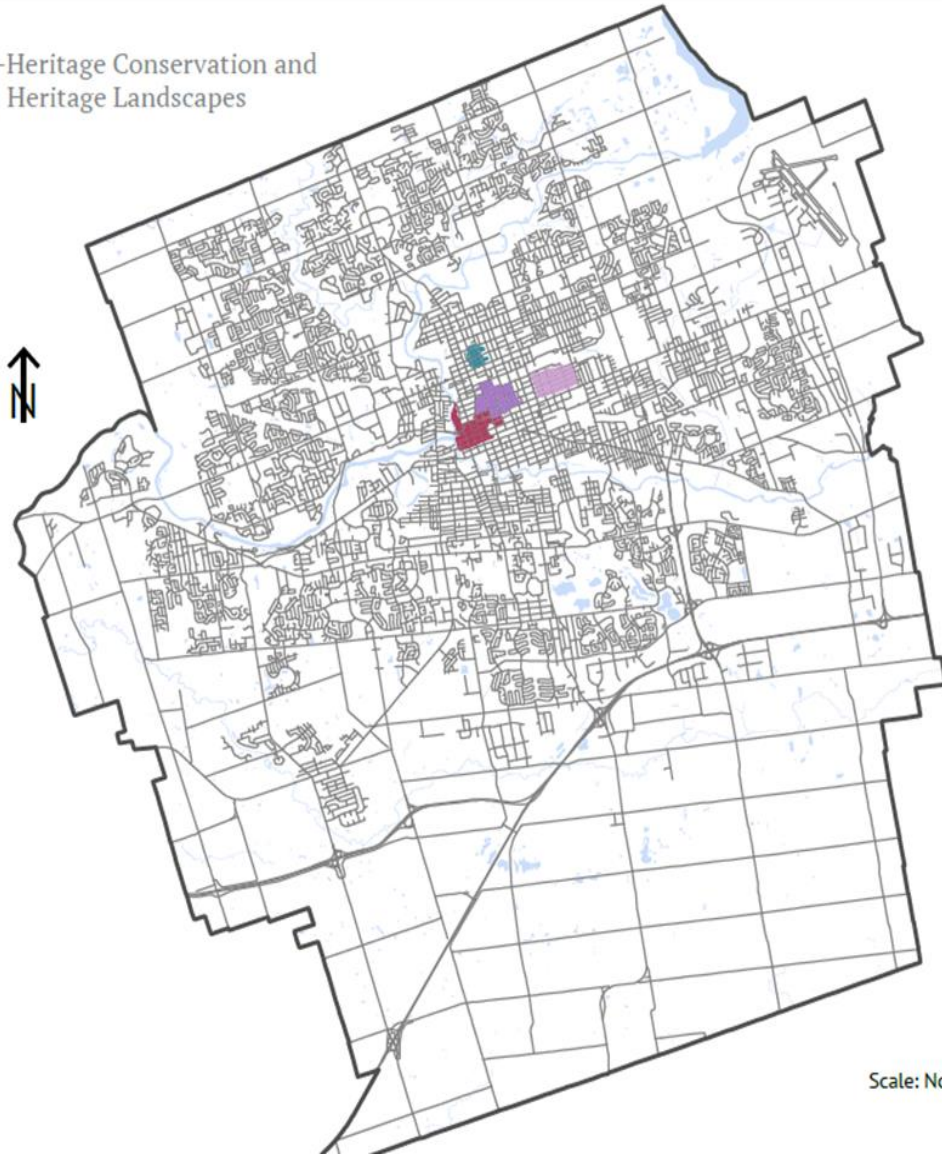
A property may be designated under Section 29 of the *Ontario Heritage Act* if it meets one or more of the following criteria for determining whether it is of cultural heritage value or interest:

1. The property has design value or physical value,
2. The property has historical value or associative value, or
3. The property has contextual value.



# Heritage Conservation Districts

Map 10 - Heritage Conservation and Cultural Heritage Landscapes



Scale: Not to Scale

- East Woodfield HCD (1992)
- Bishop Hellmuth HCD (2001)
- Old East HCD (2006)
- West Woodfield HCD (2008)
- Downtown HCD (2012)
- Blackfriars/Petersville HCD (2014\*)
- Wortley Village-Old South HCD (2014\*)

# Alterations to Protected Heritage Properties

## Part IV: Individual Property

- Consent in writing (*OHA*, s.33(1))
- “Likely to affect the property’s heritage attributes”

## Part V: Heritage Conservation District

- Permit (*OHA*, s.42(1))
- “Classes of Alterations” defined within HCD Plan

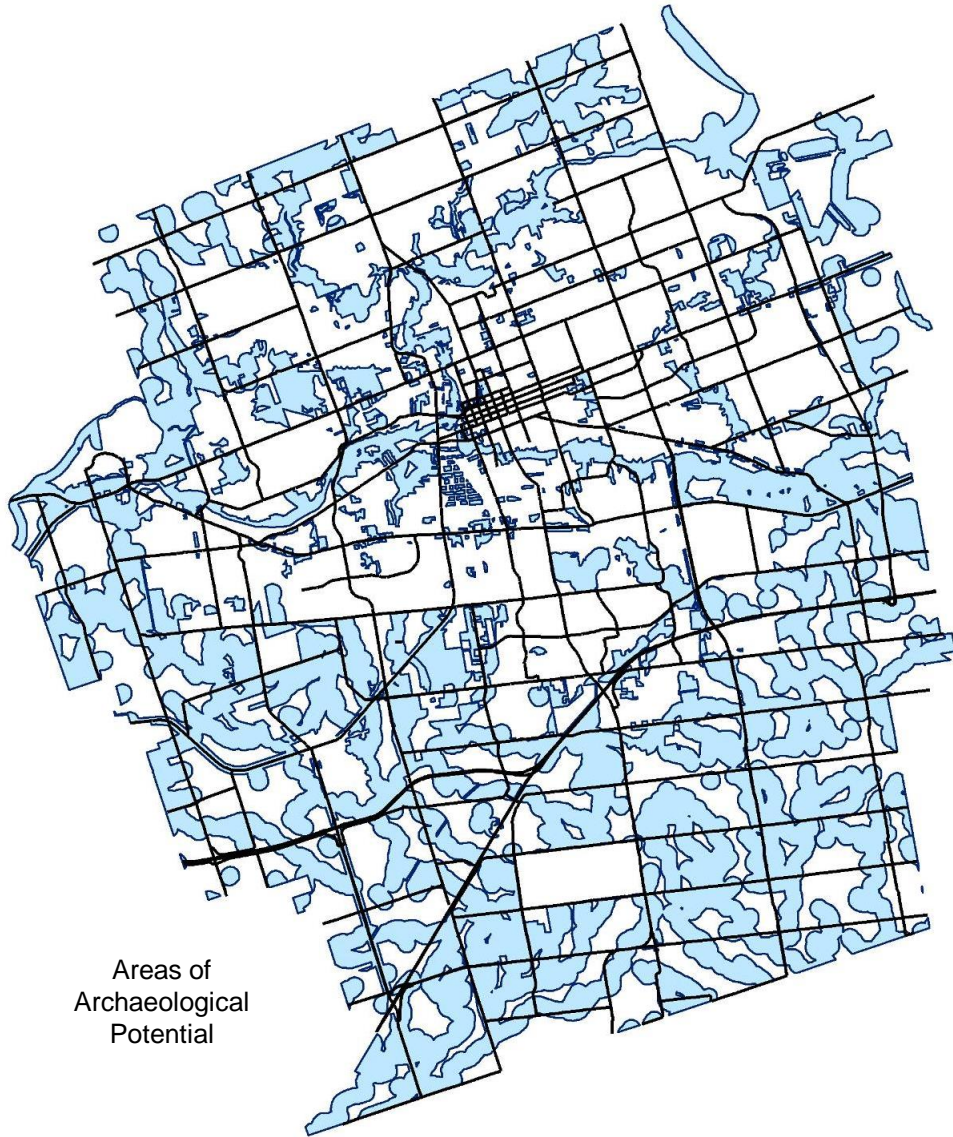
# Alterations to Protected Heritage Properties



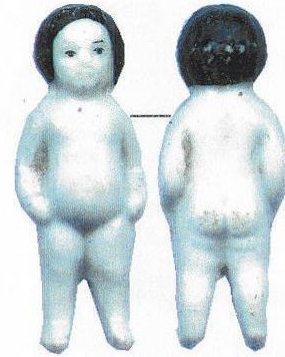
# Archaeology

- Sensitive resources
  - Confidentiality required to ensure conservation
- Municipality as Approval Authority
- *Archaeological Master Plan (1995)*
  - Areas of Archaeological Potential

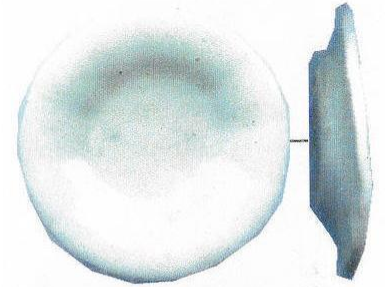
# Archaeology



Areas of  
Archaeological  
Potential



**Porcelain Doll**  
**"Frozen Charlotte"**  
Feature 29 (AfHh-314:3532)



**Porcelain Doll Plate**  
433E-225N (AfHh-314:1951)



5: Stemmed



6: Stemmed



9: Stemmed



10: Un-typed

# Municipally-Owned Heritage Properties

- Eldon House
- Elsie Perrin Williams Estate & Gate House
- Grosvenor Lodge & Coach House
- Flint Cottage
- Flint Shelter
- Park Farm
- Baty House, 700 Pond Mills Road
- 1 Dundas Street
- Springbank Pumphouse
- Labatt Park and Roy MacKay Clubhouse
  
- T-Block
- J. Allyn Taylor Building
- London Normal School
- Blackfriars Bridge
- Meadowlily Bridge



**London  
Advisory  
Committee on  
Heritage**

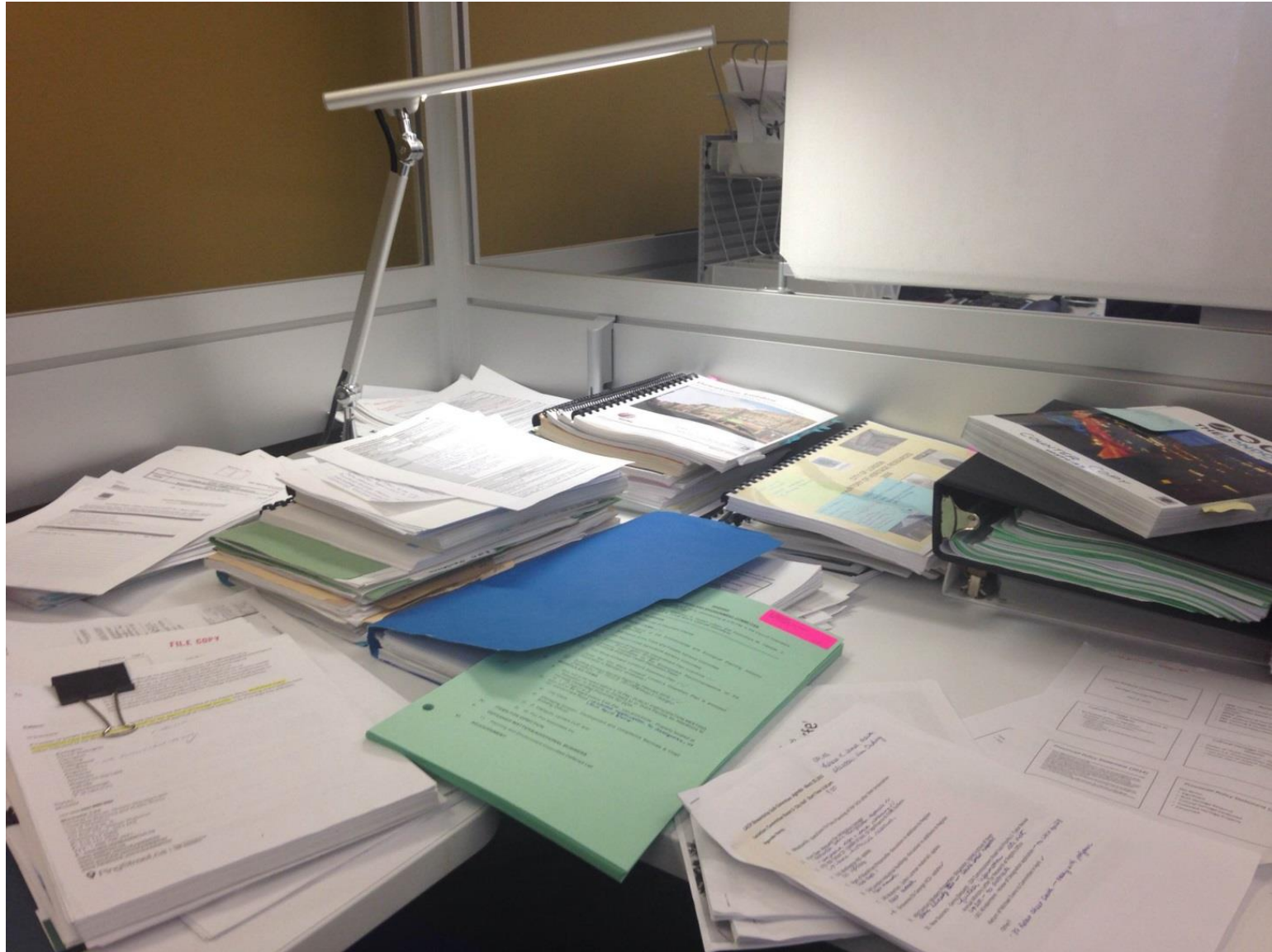
“The purpose of LACH is to advise the Municipal Council on the conservation of cultural heritage resources in the community and to guide London in the conservation of its cultural heritage resources through planning, education, and stewardship” (LACH TOR)



# LACH Sub-Committees

- Stewardship Sub-Committee
- Education Sub-Committee
- Planning & Policy Sub-Committee
- Heritage Conservation District Sub-Committee
- Archaeology Sub-Committee
- Tempo VII Sub-Committee
- Archival Sub-Committee

# What do Heritage Planners Do?



# What do Heritage Planners do?

- Part of **Urban Regeneration**
- Liaise with civic departments, agencies, boards, and advisory committees
- Provide information to property owners, proponents
- Major projects/initiatives
- Outreach
  - Heritage Fair

# Resources

## Ontario Heritage Toolkit

[http://www.mtc.gov.on.ca/en/heritage/heritage\\_toolkit.shtml](http://www.mtc.gov.on.ca/en/heritage/heritage_toolkit.shtml)

- **Your Community, Your Heritage, Your Committee**  
[http://www.mtc.gov.on.ca/en/publications/Heritage\\_Tool\\_Kit\\_Your\\_community\\_Eng.pdf](http://www.mtc.gov.on.ca/en/publications/Heritage_Tool_Kit_Your_community_Eng.pdf)
- **Heritage Property Evaluations**  
[http://www.mtc.gov.on.ca/en/publications/Heritage\\_Tool\\_Kit\\_HPE\\_Eng.pdf](http://www.mtc.gov.on.ca/en/publications/Heritage_Tool_Kit_HPE_Eng.pdf)
- **Designating Heritage Properties**  
[http://www.mtc.gov.on.ca/en/publications/Heritage\\_Tool\\_Kit\\_DHP\\_Eng.pdf](http://www.mtc.gov.on.ca/en/publications/Heritage_Tool_Kit_DHP_Eng.pdf)
- **Heritage Conservation Districts**  
[http://www.mtc.gov.on.ca/en/publications/Heritage\\_Tool\\_Kit\\_HCD\\_English.pdf](http://www.mtc.gov.on.ca/en/publications/Heritage_Tool_Kit_HCD_English.pdf)
- **Heritage Resources in the Land Use Planning Process**  
[http://www.mtc.gov.on.ca/en/publications/Heritage\\_Tool\\_Kit\\_Heritage\\_PPS\\_infoSheet.pdf](http://www.mtc.gov.on.ca/en/publications/Heritage_Tool_Kit_Heritage_PPS_infoSheet.pdf)
- **Heritage Places of Worship**  
[http://www.mtc.gov.on.ca/en/publications/Heritage\\_Tool\\_Kit\\_POW.pdf](http://www.mtc.gov.on.ca/en/publications/Heritage_Tool_Kit_POW.pdf)

# Resources

## MTCS – Info-sheets

- Why Designate?  
[http://www.mtc.gov.on.ca/en/publications/InfoSheet\\_Why\\_Designate.pdf](http://www.mtc.gov.on.ca/en/publications/InfoSheet_Why_Designate.pdf)
- Insurance and Heritage Properties  
[http://www.mtc.gov.on.ca/en/publications/Heritage\\_Insurance.pdf](http://www.mtc.gov.on.ca/en/publications/Heritage_Insurance.pdf)
- Heritage Cemeteries  
<http://www.mtc.gov.on.ca/en/cemeteries/cemetery.shtml#designating>
- Provincial Powers to Conserve Properties of Cultural Heritage Value or Interest of Provincial Significance  
[http://www.mtc.gov.on.ca/en/publications/InfoSheet\\_Provincial\\_Powers.pdf](http://www.mtc.gov.on.ca/en/publications/InfoSheet_Provincial_Powers.pdf)
- Listing Cultural Heritage Properties on the Municipal Register  
[http://www.mtc.gov.on.ca/en/publications/InfoSheet\\_Listing\\_Final.pdf](http://www.mtc.gov.on.ca/en/publications/InfoSheet_Listing_Final.pdf)

# Eight Guiding Principles

## in the Conservation of Built Heritage Properties

1. **Respect for documentary evidence:** do not restore based on conjecture.
2. **Respect for original location:** do not move buildings unless there is no other means to save them.
3. **Respect for historic material:** repair/conservé – rather than replace building materials and finishes, except where absolutely necessary.
4. **Respect for original fabric:** repair with like materials.
5. **Respect for the building's history:** do not restore to one period at the expense of another period.
6. **Reversibility:** alterations should be able to be returned to original conditions. This conserves earlier building design and techniques.
7. **Legibility:** new work should be distinguishable from old.
8. **Maintenance:** with continuous care, future restoration will not be necessary.

# Heritage Conservation Principles for Land Use Planning

- **Timeliness**
- **Value/Significance**
- **Inclusiveness**
- **Respect for Context**
- **Retention**
- **Caution**
- **Public Benefit**

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**London**  
CANADA