



Heritage Places 2.0 – A Description of Potential Heritage Conservation Districts in the City of London

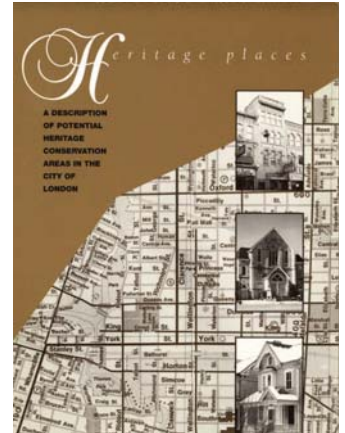
London Advisory Committee on Heritage
Wednesday – November 14, 2018

london.ca



Overview

- 1993 — OP guideline document
- primary reference to identify candidate areas for potential HCDs
- (14) areas originally identified
 - not originally prioritized
 - amended, expanded, consolidated, re-prioritized: (ex. Downtown, SoHo, Riverforks as part of Stanley-Becher, Ridout Restoration)
- (10) areas have since been designated as HCDs



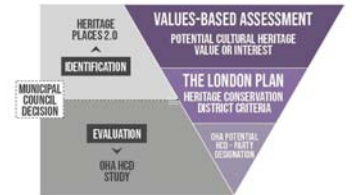
Council Direction

- At its meeting on January 17, 2017, Municipal Council directed Civic Administration to review the prioritized list of potential heritage conservation districts in the City, as well as update the current *Heritage Places* guideline document.
- Adoption of an updated *Heritage Places* guideline document requires an amendment to the City's Official Plan, *The London Plan*.



Approach – 'Reset' of Heritage Places

- March 2018 – Letourneau Heritage Consulting Inc. (LHC)
- Objectives:
- Review Policy Context – Update background component of Heritage Places to reflect the 2014-PPS, OHA and *The London Plan*
 - Consult with Heritage Community
 - Develop criteria for identification and prioritization of areas in the for potential HCD designation
 - Prepare a prioritized list for further study and consideration as potential HCDs
 - Prepare characterization studies of areas identified



Distinction between identification of properties and evaluation for further study for potential HCD designation



Heritage Community Input

- Invite input from nearly (50) members of London's heritage community
 - Identification of candidate areas for consideration as potential HCDs in London, along with what factors should be considered in the prioritization process
- Representatives from :
 - ACO London; Downtown London; HLF; the LACH; London Heritage Council; London Planners Council, Middlesex Historical Society; Urban League and neighbourhood associations
- Three (3) roundtable discussions and informal interviews
 - One (1) roundtable – during June meeting of the LACH
 - Opportunity to provide input via email or phone
- Over thirty (30) participated in the consultation process



Identification of Areas

- Values-Based Assessment derived from:
 - 1) Ontario Heritage Act – Ontario Regulation 9/06
 - 2) The London Plan
 - 3) Ontario Heritage Tool Kit and The Standards and Guidelines for the Conservation of Historic Places in Canada
- Values used to identify candidate areas
 - Historical/Associative Values
 - Physical/Design Values
 - Contextual Values
 - Other values include:
 - Spiritual Values
 - Educational and Scientific Values
 - Natural Values
 - Archaeological Values
 - Social Values

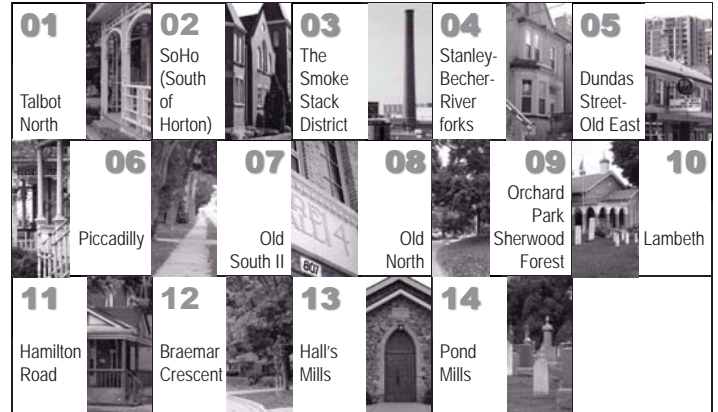


Prioritization Criteria

- Prioritization criteria derived from review of other municipalities' practices, previous staff reports and consultation with the members of the heritage community
- Prioritization criteria:
 1. Results of **values-based assessment** of candidate area
 2. **Potential for change** within candidate area
 3. **Community preparedness** or readiness/willingness to initiate and engage in an HCD Study process
 4. **Appropriateness** of HCD designation as **planning tool**
 5. **Other factors** such as previous Municipal Council direction, recognition of City planning priorities and implications of planned future initiatives.



Candidate Areas

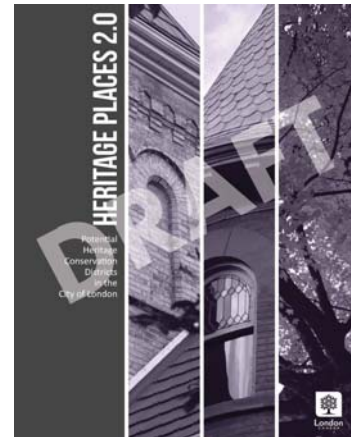


Candidate Areas – Locations



Considerations

- Outcome not an evaluation or recommendation of areas for designation
- Identification and recognition that areas have potential heritage significance which merits further study
- Prioritization not a measure or reflection of perceived cultural heritage value or interest or significance of area
- Areas not being recommended for designation, but may be recommended for further evaluation by Council decision to undertake HCD Study under OHA
- The identification and further prioritization of candidate areas will help to manage community expectations and staff resources by providing clarity in scheduling of future work and transparency and fairness to the nomination process.



PEC Actions

The proposed by-law and the draft guideline document – *Heritage Places 2.0* **BE RECEIVED**;

The comments received from the (Nov 12, 2018) PPM **BE CONSIDERED** in the preparation of the final Heritage Places 2.0 and proposed amendment to *The London Plan*; and,

The draft Heritage Places 2.0 **BE CIRCULATED** to the LACH, the Urban League and relevant neighbourhood associations for feedback.

The final guideline document *Heritage Places 2.0* will be brought before a future meeting of the Planning and Environment Committee for adoption as a Guideline Document to *The London Plan* following consultation with the LACH, Urban League and relevant neighbourhood associations.