

London Advisory Committee on Heritage

Report

8th Meeting of the London Advisory Committee on Heritage
August 14, 2019
Committee Rooms #1 and #2

Attendance PRESENT: D. Dudek (Chair), S. Bergman, M. Bloxam, L. Fischer, S. Gibson, T. Jenkins, S. Jory, J. Monk, E. Rath, M. Rice and M. Whalley and J. Bunn (Secretary)

ABSENT: J. Dent, J. Manness and K. Waud

ALSO PRESENT: L. Dent, K. Gonyou, L. Jones, M. Knieriem and C. Parker

The meeting was called to order at 5:30 PM.

1. Call to Order

1.1 Disclosures of Pecuniary Interest

S. Bergman discloses pecuniary interests in the following:

a) Item 2.4 of the 8th Report of the London Advisory Committee on Heritage, having to do with the Victoria Park Secondary Plan – Draft Secondary Plan, by indicating that her employer was involved in a past application with respect to this matter; and,

b) Item 3.3 of the 8th Report of the London Advisory Committee on Heritage, having to do with a Notice of Planning Application – Official Plan and Zoning By-law Amendments for the properties located at 1-3 Bathurst Street and 269-281 Thames Street, by indicating that her employer is involved in the Application.

L. Jones discloses pecuniary interests in the following:

a) Item 2.4 of the 8th Report of the London Advisory Committee on Heritage, having to do with the Victoria Park Secondary Plan – Draft Secondary Plan, by indicating that her employer was involved in a past application with respect to this matter; and,

b) Item 3.3 of the 8th Report of the London Advisory Committee on Heritage, having to do with a Notice of Planning Application – Official Plan and Zoning By-law Amendments for the properties located at 1-3 Bathurst Street and 269-281 Thames Street, by indicating that her employer is involved in the Application.

2. Scheduled Items

2.1 Heritage Alteration Permit Application by D. Russell - 529 Princess Avenue, By-law No. L.S.P.-3104-15

That, on the recommendation of the Managing Director, City Planning and City Planner, with the advice of the Heritage Planner, the application under Section 33 of the Ontario Heritage Act, retroactive consent for the existing porch on the heritage designated property located at 529 Princess Avenue BE GIVEN subject to the following terms and conditions:

- the Heritage Planner be circulated on the applicant's Building Permit application drawings to verify compliance with the Heritage Alteration Permit prior to issuance of the Building Permit;
- all exposed wood be painted; and,

- the Heritage Alteration Permit be displayed in a location visible from the street until the work is completed;

it being noted that a verbal delegation from D. Russell and the attached presentation from K. Gonyou, Heritage Planner, with respect to this matter, were received.

2.2 Heritage Alteration Permit Application by T. Roppelt and C. Roes - 42 Albion Street, Blackfriars/Petersville Heritage Conservation District

That, on the recommendation of the Managing Director, City Planning and City Planner, with the advice of the Heritage Planner, the application under Section 42 of the Ontario Heritage Act to alter the front façade of the building, located at 42 Albion Street, within the Blackfriars/Petersville Heritage Conservation District, BE PERMITTED as submitted in the proposed alteration drawings, as appended to the staff report dated August 14, 2019, with the following terms and conditions:

- all exposed wood be painted; and,
- the Heritage Alteration Permit be displayed in a location visible from the street until the work is completed;

it being noted that a verbal delegation from T. Roppelt and C. Roes and the attached presentation from K. Gonyou, Heritage Planner, with respect to this matter, were received.

2.3 Proposal to Bring the Ontario Heritage Conference to London in 2022

That the Municipal Council BE ADVISED of the following with respect to a potential bid to bring the Ontario Heritage Conference to the City of London:

- the London Advisory Committee on Heritage (LACH) supports a bid, to be led by W. Kinghorn, to bring the Ontario Heritage Conference to the City of London at a future date, to be determined;
- the LACH supports W. Kinghorn serving as the Chair of the Organizing Committee for this event; and,
- the LACH will provide support to the above-noted Organizing Committee in the form of committee members;

It being noted that a verbal delegation from W. Kinghorn, with respect to this matter, was received.

2.4 Victoria Park Secondary Plan - Draft Secondary Plan

That it BE NOTED that the attached presentation from M. Knieriem, Planner II, with respect to the Victoria Park Secondary Plan - Draft Secondary Plan, was received.

2.5 Revise Wording of the Existing h-18 Holding Provision (Archaeological Assessment)

That C. Parker, Senior Planner, BE ADVISED that the London Advisory Committee on Heritage recommends adding the words “,as per the London Plan” after the words “appropriate First Nations” within the by-law, as appended to the staff report dated August 14, 2019, with respect to revising the wording of the existing h-18 Holding Provision (Archaeological Assessment).

2.6 Heritage Planners' Orientation

That it BE NOTED that the attached presentation from K. Gonyou and L. Dent, Heritage Planners, with respect to a Heritage Planners' Orientation, was received.

3. Consent

3.1 7th Report of the London Advisory Committee on Heritage

That it BE NOTED that the 7th Report of the London Advisory Committee on Heritage, from its meeting held on July 10, 2019, was received.

3.2 Municipal Council Resolution - 7th Report of the London Advisory Committee on Heritage

That it BE NOTED that the Municipal Council resolution, from its meeting held on July 30, 2019, with respect to the 7th Report of the London Advisory Committee on Heritage, was received.

3.3 Notice of Planning Application - Official Plan and Zoning By-law Amendments - 1-3 Bathurst Street and 269-281 Thames Street

That the Notice of Planning Application, dated July 24, 2019, from C. Lowery, Planner II, with respect to Official Plan and Zoning By-law Amendments for the properties located at 1-3 Bathurst Street and 269-281 Thames Street, BE DEFERRED to the September 2019 meeting of the London Advisory Committee on Heritage.

3.4 Notice of Project Completion - Long Term Water Storage - Municipal Class Environmental Assessment

That it BE NOTED that the Notice of Project Completion, from P. Lupton, City of London and J. Haasen, AECOM Canada, with respect to a Long Term Water Storage Municipal Class Environmental Assessment, was received.

3.5 Ontario Heritage Conference 2019 - Summary Report

That it BE NOTED that a Summary Report of the 2019 Ontario Heritage Conference, submitted by M. Whalley, was received.

3.6 CHO Newsletter - Summer 2019

That it BE NOTED that the CHO Newsletter for Summer 2019, was received.

4. Sub-Committees and Working Groups

None.

5. Items for Discussion

5.1 Amendment to Heritage Designating By-law for 660 Sunningdale Road East

That, on the recommendation of the Managing Director, City Planning and City Planner, with the advice of the Heritage Planner, the following actions

be taken with respect to the heritage designated property at 660 Sunningdale Road East:

a) notice BE GIVEN under the provisions of Section 30.1(4) of the Ontario Heritage Act, R. S. O. 1990, c. O. 18, of Municipal Council's intention to pass a by-law to amend the legal description of the property designated to be of cultural heritage value or interest by By-law No. L.S.P.-3476-474 as defined in Appendix B of the staff report dated August 14, 2019; and,

b) should no appeals be received to Municipal Council's notice of intention to pass a by-law to amend the legal description of the property, a by-law BE INTRODUCED at a future meeting of Municipal Council immediately following the end of the appeal period;

it being noted that should an appeal to Municipal Council's notice of intent to pass a by-law to amend the legal description of the property be received, the City Clerk will refer the appeal to the Conservation Review Board.

5.2 Heritage Planners' Report

That it BE NOTED that the attached submission from K. Gonyou and L. Dent, Heritage Planners, with respect to various updates and events, was received.

6. Adjournment

The meeting adjourned at 8:13 PM.



Heritage Alteration Permit 529 Princess Avenue

London Advisory Committee on Heritage
Wednesday August 14, 2019

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529 Princess Avenue



- Built in 1880 for Dr. John Salter
- Later home of Fraser family
- Italianate, with Gothic and Queen Anne details
- Part IV designated in 1990


Undated, after 1990




Porch Alteration



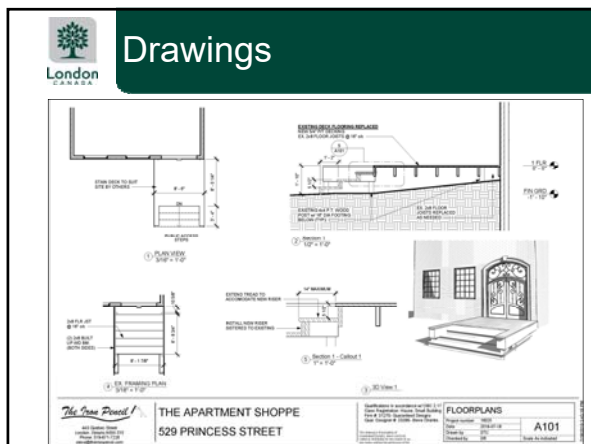
November 14, 2016



Porch Alteration



OCT 14, 2015



Ontario Heritage Act

Section 33(4): Within 90 days after the notice of receipt is served on the applicant under subsection (3), the council, after consultation with its municipal heritage committee, if one established,

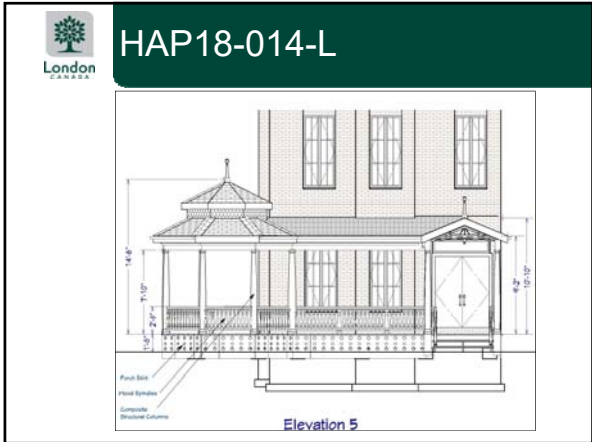
- a) Shall,
 - i. Consent to the application,
 - ii. Consent to the application on terms and conditions, or
 - iii. Refuse the application

Recommendation

That, on the recommendation of the Managing Director, City Planning and City Planner, with the advice of the Heritage Planner, the application under Section 33 of the *Ontario Heritage Act*, retroactive consent for the existing porch on the heritage designated property located at 529 Princess Avenue **BE GIVEN** subject to the following terms and conditions:

- a) The Heritage Planner be circulated on the applicant's Building Permit application drawings to verify compliance with the Heritage Alteration Permit prior to issuance of the Building Permit;
- b) All exposed wood be painted; and,
- c) The Heritage Alteration Permit be displayed in a location visible from the street under the work is completed.






Heritage Alteration Permit 42 Albion Street, Blackfriars/Petersville HCD


London Advisory Committee on Heritage
Wednesday August 14, 2019
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 **42 Albion Street**




- One-and-a-half storey
- Queen Anne stylistic influences
- Built c.1900
- Contributing Resource, Blackfriars/Petersville HCD (2015)

 **Alteration**




06/09/2019

 **Proposed Finishes**

PROPOSED ELEVATION OF
TRIMMED BOX WINDOW BOX
(Outside face bay window)

 **Other Oriel Windows**



 **Ontario Heritage Act**

Section 42(4): Within 90 days after the notice of receipt is served on the applicant under subsection (3) or within such longer period as is agreed upon by the applicant and the council, the council may give the applicant,

- the permit applied for;
- notice that the council is refusing the application for the permit; or
- the permit applied for, with terms and conditions attached. 2005, c. 6, s. 32 (3).

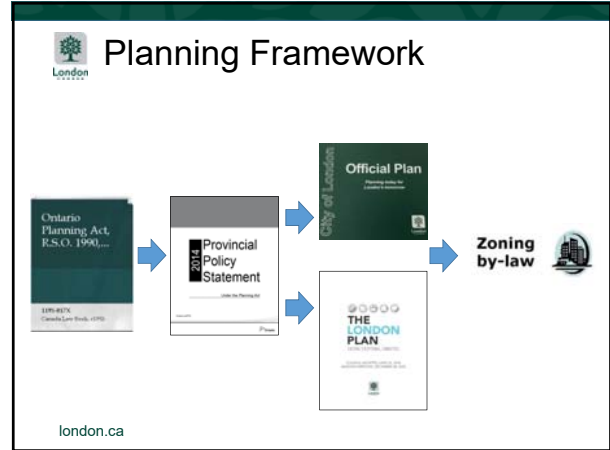
 **Recommendation**

That, on the recommendation of the Managing Director, City Planning & City Planner, with the advice of the Heritage Planner, the application under Section 42 of the *Ontario Heritage Act* to alter the front façade of the building located at 42 Albion Street, within the Blackfriars/Petersville Heritage Conservation District, **BE PERMITTED** as submitted in the proposed alteration drawings attached hereto as Appendix C with the following terms and conditions:

- All exposed wood be painted; and,
- Display the Heritage Alteration Permit in a location visible from the street until the work is completed.

 **42 Albion Street**





What is a Secondary Plan?

- Form part of the Official Plan and are used to elaborate on policies in the existing Official Plan and to allow for coordinated development of multiple properties
- Comprehensive study of a particular area, considering the other policies in the Official Plan
- Allow for a coordinated approach for the secondary plan area and the opportunity to provide more detailed policy guidance for an area that goes beyond the general policies in the Official Plan

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History

- 2015** Application submitted for 560-562 Wellington Street
- May 2017** Planning Staff recommend refusal of 560-562 Wellington Street application. Council refers the application back to Staff to work with the applicant to revise the proposal.
- May 2018** Planning Staff report back to Council with update on discussions on 560-562 Wellington Street. Staff are directed to consider a comprehensive plan for the properties surrounding Victoria Park.
- June 2018** Consultant retained to assist with the development of a Secondary Plan.
- October 2018** Community Information Meeting #1 for the Victoria Park Secondary Plan
- January 2019** Community Information Meeting #2 for the Victoria Park Secondary Plan
- May 7, 2019** Municipal Council endorses the Draft Principles
- June 17, 2019** Draft Plan received by Municipal Council for public input

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Existing Policy Framework

1989 Official Plan The London Plan

Zoning By-law

Engagement

- Over 180 interested parties
- 2 Community Information Meetings
- Stakeholder meetings
- Get Involved Website
- Summer Festivals

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Study Area

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Study Area

 **Secondary Plan Principles**

Principle 1 Preserve and strengthen visual connections to Victoria Park and create new view corridors where possible

Principle 2 Improve and create new connections to Victoria Park

Principle 3 Enhance the landscaped edges around Victoria Park

Principle 4 Respect and conserve cultural heritage resources within and surrounding Victoria Park

Principle 5 Frame Victoria Park with an appropriately-scaled streetwall that creates a comfortable pedestrian environment

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 **Secondary Plan Principles**

Principle 6 Identify opportunities for compatible and sensitive intensification

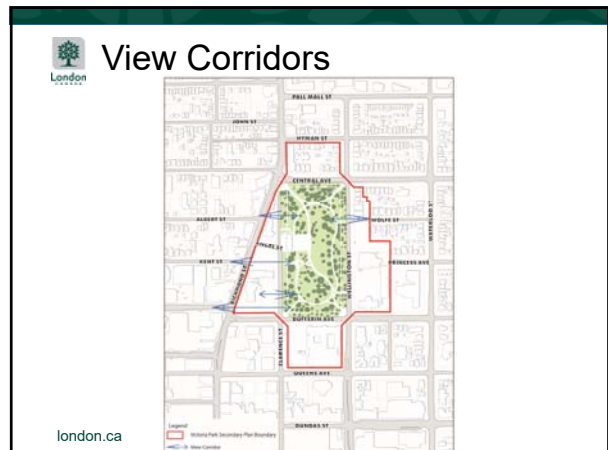
Principle 7 Protect the residential amenity of the Woodfield Neighbourhood by mitigating impacts of new development

Principle 8 Support and animate Victoria Park with active uses on the ground floor

Principle 9 Design buildings to celebrate the prominence of Victoria Park as a City-wide gem

Principle 10 Continue to enhance the amenity of Victoria Park as a neighbourhood green space as well as a destination for all Londoners and space for festivals and events

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Connections

A map of London, Ontario, showing a grid of streets. A central area is highlighted in green, representing a park or green space. Red lines indicate the boundaries of various planning zones. Purple arrows point from the central green area to several surrounding streets, suggesting connections or relationships. The map includes street names such as PEARCE ST, HURON ST, ALBERT ST, HART ST, QUEEN ST, and BURBANK ST. A legend in the bottom left corner identifies symbols for 'Original', 'Historic Park Secondary Plan Boundaries', and 'Historic Conservation'.

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Public Realm

Three photographs illustrating the public realm. The top-left photo shows a street view with historic buildings and a red car. The top-right photo shows a large, well-maintained lawn with trees and a building in the background. The bottom photo shows a sidewalk with trees and a building facade.

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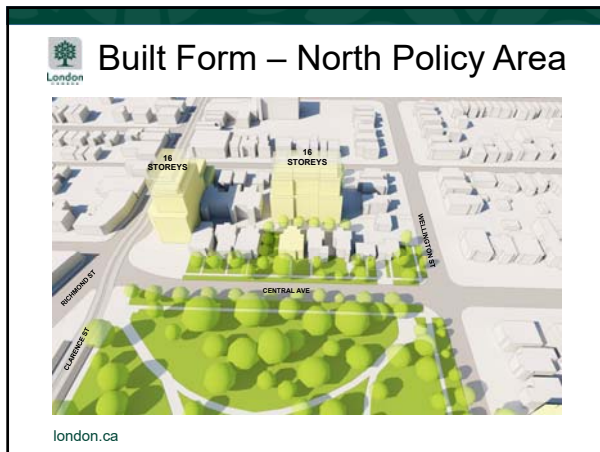
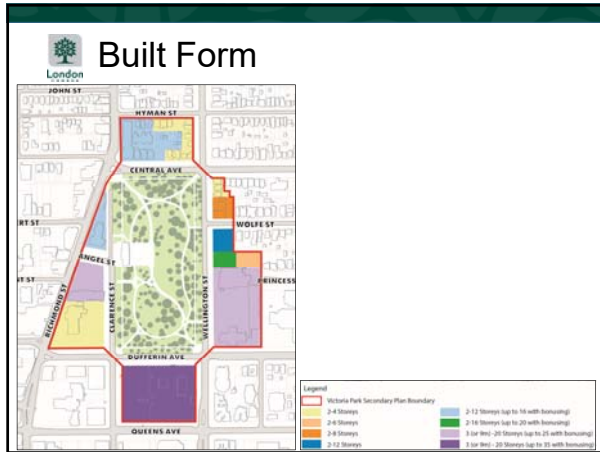
Cultural Heritage

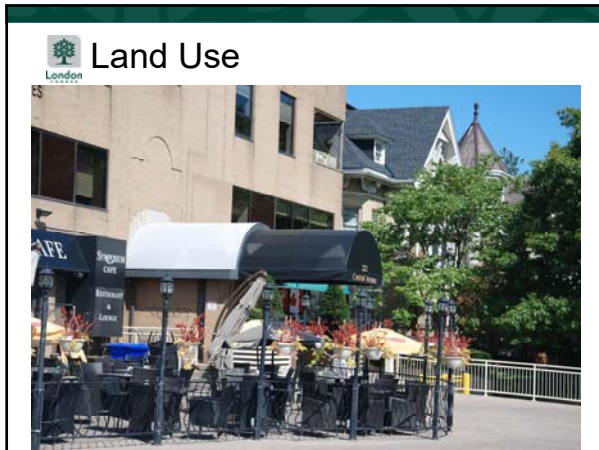
A map of London, Ontario, showing various planning zones and cultural heritage resources. The map includes a legend with categories such as 'Historic Park Secondary Plan Boundaries', 'Historic Residential Heritage District Boundaries', 'Historic Commercial Heritage District Boundaries', 'Historic Industrial Heritage District Boundaries', 'London City Cultural Heritage Resources', and 'Historically Part of Designated Heritage Property'. To the right of the map are three photographs: a large, multi-story historic building, a Gothic-style church, and a smaller historic building.

Cultural Heritage

- On-site and adjacent cultural heritage resources and their attributes will be conserved
 - New buildings will be physically and visually compatible with surrounding cultural heritage resources
 - New and renovated buildings shall be sympathetic to the heritage attributes
- New development shall be compatible with the heritage character of the surrounding HCDs through consideration of height, built form, setback, massing, material and other architectural elements
- The design guidelines in the HCD plans will be used to review and evaluate proposals for new buildings in these HCDs to ensure compatibility with the surrounding context

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Next Steps

- Public consultation with community and stakeholders on Draft Secondary Plan
 - Next Community Information Meeting – September 4
- Staff will consider input received when preparing revisions to the Draft Secondary Plan
- Modifications will also be made based on Bill 108
- Revised Victoria Park Secondary Plan and implementing Official Plan Amendment to be considered by PEC and Municipal Council in Q4, 2019

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Heritage Planning Orientation

London Advisory Committee on Heritage

Laura Dent, Heritage Planner, Development Services
Kyle Gonyou, Heritage Planner, City Planning



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

- **AMP:** Archaeological Management Plan
- **CHER:** Cultural Heritage Evaluation Report
- **CHL:** Cultural Heritage Landscape
- **CRB:** Conservation Review Board
- **HAP:** Heritage Alteration Permit
- **HCD:** Heritage Conservation District
- **HIA:** Heritage Impact Assessment
- **LACH:** London Advisory Committee on Heritage
- **Listed:** Listed on the Register of Cultural Heritage Resources
- **LPAT:** Local Planning Appeal Tribunal
- **MTCS:** Ministry of Tourism, Culture and Sport
- **OHA:** *Ontario Heritage Act*
- **Part IV:** Individually Designated Property (Section 29, *OHA*)
- **Part V:** Heritage Conservation District (HCD) (Section 41, *OHA*)
- **PEC:** Planning & Environment Committee
- **PPS:** *Provincial Policy Statement*

Heritage Planning in Practice

- *Provincial Policy Statement*
 - *Ontario Heritage Act*
 - Part IV, Part V, and Part VI
 - Ontario Regulation 9/06
-
- *Official Plan/The London Plan*
 - Register of Cultural Heritage Resources
 - AMP
 - HCD Plans
 - Secondary Plans
 - Cultural Heritage Guidelines
 - Heritage Designating By-laws

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**

- 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
 - 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**

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


*Ontario Heritage Act**

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

The London Plan*

Guidelines Documents

- Register
- HCD Plans
- *Heritage Places**
- CHL Guidelines
- AMP



London Plan Policies

- **Policy 565_***: New development/redevelopment on and adjacent to heritage designated properties and properties listed on the Register will be designed to protect the heritage attributes and character of those resources, to minimize visual and physical impact on these resources
 - HIA required
- **Policy 566_**: Relocation of cultural heritage resources is discouraged
- **Policy 567_**: Archival documentation may be required in the event of demolition, salvage, dismantling, relocation or irrevocable damage to a cultural heritage resource
- **Policy 568_**: Retention of façades alone is discouraged; conservation of whole buildings is encouraged
- **Policy 569_**: In the event of building removal, the retention of architectural or landscape features and the use of other interpretive techniques will be encouraged where appropriate



REGISTER OF CULTURAL HERITAGE RESOURCES



Register of Cultural Heritage Resources

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 notice of intention to demolish required

Listed vs. Designated

Listed

- Section 27, *Ontario Heritage Act*
- Included on Register
- Recommendation of LACH, added by Municipal Council
- No HAP required
- 60-day delay in issuance of demo permit

Designated

- Part IV or Part V, *Ontario Heritage Act*
- Designating By-law
- Registered on title
- Recommendation of LACH, Notice of Intention to Designate by Municipal Council
- HAP required for alterations
- 90-day review timeline

Individual Designations

- Designating by-laws
 - Registered on title
- Eligible for City of London “Blue Plaque”
- First: Eldon House (1977)
- Most Recent: 2442 Oxford Street West (notice of intent to designate)



How is *significance* determined?

- Part IV: Individual Property/Resource
 - **Ontario Regulation 9/06**
 - Ontario Regulation 10/06
- Part V: Heritage Conservation District
 - Policy 576_, *The London Plan*

Ontario 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

Cultural Heritage Evaluation Report (CHER)

- Evaluates property using criteria of O. Reg. 9/06
- Determines whether property is of significant cultural heritage value or not
- Often required for demolition request or planning or development application

What's the difference between a CHER and an HIA?

- CHER evaluates cultural heritage value
- HIA assesses impacts of proposed change

Heritage Conservation Districts

Policy 576, The London Plan: City Council will consider the following criteria in the evaluation of an area for designation as a heritage conservation district:

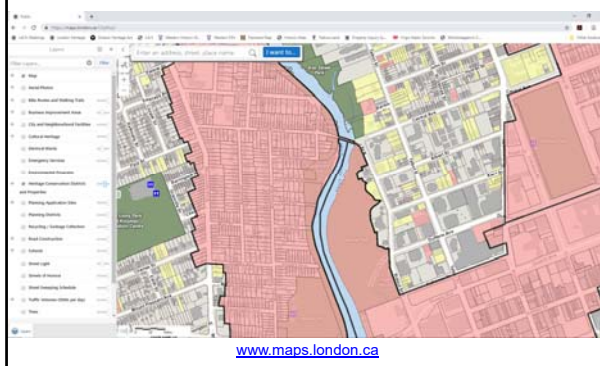
1. The association of the area with a particular historical event or era that is unique to the community.
2. The presence of properties which are considered significant to the community as a result of their location or setting.
3. The presence of properties representing a design or method of construction which is considered to be of cultural heritage value or interest to the community, region, province, or nation.
4. The presence of properties which collectively represent a certain aspect of the development of the city that is worthy of maintaining.
5. The presence of physical, environmental, or aesthetic elements which, individually, may not constitute sufficient grounds for designation as a heritage conservation district, but which collectively are significant to the community.

Heritage Conservation Districts



- East Woodfield HCD (1992)
- Bishop Hellmuth HCD (2001)
- Old East HCD (2006)
- West Woodfield HCD (2008)
- Downtown HCD (2012)
- Blackfriars/Petersville HCD (2015)
- Wortley Village-Old South HCD (2015)

CityMap



Heritage Impact Assessment (HIA)

- Impacts of development or site alteration on or adjacent to cultural heritage resources requires assessment
 - Policy 13.2.3.1, *OP* (1989) (13.2.3.1) and Policy 586, *The London Plan*
 - Demonstrate that the heritage attributes of the heritage designated properties or properties listed on the *Register* will be conserved
- Example of negative impacts can include:
 - **Destruction** of significant heritage attributes or features
 - **Alteration** that is not sympathetic/incompatible, with the historic fabric and appearance
 - **Shadowing**
 - **Isolation** of heritage attribute and **obstruction** of views/vistas
 - **Change** in land use and land disturbances
- Appropriate and compatible, sensitive design can mitigate negative impacts of development

LACH Comments on HIAs

- Is the LACH satisfied by the research, assessment, and conclusions of the HIA?
- Is the proposed development or change appropriate to conserve the cultural heritage value of the on site resource?
 - Will there be adverse impacts or positive impacts to the cultural heritage resource?
 - Are these impacts mitigated?
 - Are the heritage attributes conserved?
- Is the proposed development appropriate to conserve adjacent cultural heritage resources?
 - Will there be adverse impacts or positive impacts to the cultural heritage resources?
 - Are these impacts mitigated?
 - Are the heritage attributes conserved?

Alterations to Protected Heritage Properties

Part IV: Individual Property

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

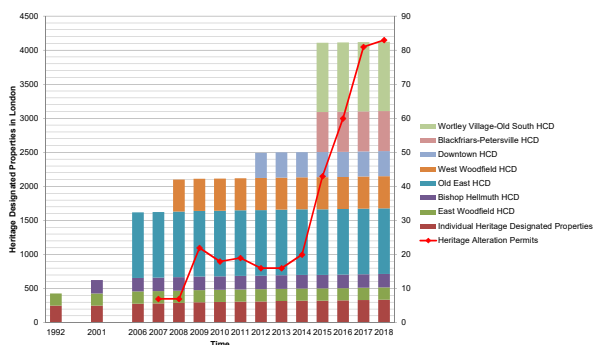
Part V: Heritage Conservation District

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

Heritage Alteration Permit

- Part IV – Section 33(4), *Ontario Heritage Act*
- Part V – Section 42(4), *Ontario Heritage Act*
 - Within 90 days after the receipt is served on the applicant under subsection (3) ..., the council may give the applicant,
 - a) The permit applied for;
 - b) Notice that the council is refusing the application for the permit; or,
 - c) The permit applied for, with terms and conditions attached.

Heritage Alteration Permits



Archaeology

- Sensitive resources
 - Confidentiality required to ensure conservation
- Municipality as Approval Authority
- AMP (2017)
 - Areas of Archaeological Potential



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



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
 - Archaeology Sub-Committee

- ### What do Heritage Planners do?
- | | |
|---|--|
| <p>Development Services</p> <ul style="list-style-type: none"> • Review and commenting on all planning applications regarding cultural heritage and archaeological issues – well as reports required as part of applications: <ul style="list-style-type: none"> – Plan of Subdivision – Official Plan Amendment – Zoning By-law Amendment – Site Plan – Consents – Minor Variances – Reports <ul style="list-style-type: none"> • Heritage Impact Assessments (HIA) • Archaeological Assessments • Cultural Heritage Evaluation Reports (CHER) | <p>City Planning</p> <ul style="list-style-type: none"> • Heritage Alteration Permits • Municipally-owned properties • Register • AMP • Designations <ul style="list-style-type: none"> – Part IV – HCDs • Demolition Requests • Municipal projects • Environmental Assessments and Detailed Design assignments • London Endowment for Heritage |
|---|--|

- ### Resources
- Ontario Heritage Toolkit**
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
 - **Heritage Property Evaluations**
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
 - **Heritage Conservation Districts**
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
 - **Heritage Places of Worship**
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
- **Insurance and Heritage Properties**
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
- **Listing Cultural Heritage Properties on the Municipal Register**
http://www.mtc.gov.on.ca/en/publications/InfoSheet_Listing_Final.pdf

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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.

http://www.mtc.gov.on.ca/en/publications/InfoSheet_8%20Guiding_Principles.pdf

Heritage Conservation Principles for Land Use Planning

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

http://www.mtc.gov.on.ca/en/publications/InfoSheet_Principles_LandUse_Planning.pdf

Heritage Planners' Report to LACH: August 14, 2019

1. Heritage Alteration Permits processed under Delegated Authority By-law:
 - a) 34 Kensington Avenue (Blackfriars-Petersville HCD): remove addition
 - b) 551 Quebec Street (Old East HCD): 2-storey rear addition
 - c) 340 Richmond Street (Downtown HCD): façade alterations
 - d) 120 Dundas Street (Downtown HCD): façade alterations
 - e) 719 Princess Avenue (Old East HCD): porch restoration
 - f) 742 Elias Street (Old East HCD): alterations to proposed porch
 - g) 150 Elmwood Avenue East (Wortley Village-Old South HCD): recladding exterior
 - h) 8 Argyle Street (Blackfriars/Petersville HCD): railing replacement, sidewalk widening
 - i) 483 Princess Avenue (East Woodfield HCD): addition of trim details
 - j) 771 Hellmuth Avenue (Bishop Hellmuth HCD): porch alterations
 - k) 7 Teresa Street (Wortley Village-Old South HCD): chimney
 - l) 176 Dundas Street (Downtown HCD): sign
 - m) 280 St. James Street (Bishop Hellmuth HCD): roof replacement
 - n) 14 Cummings Avenue (Blackfriars/Petersville HCD): change in railing/guard style
2. Demolition Request for Heritage Designated Property at 123 Queens Avenue, Downtown Heritage Conservation District – PEC July 22, 2019 - Update

Upcoming Heritage Events

- Museum London History Walk: Cottages to Castles on Saturday August 17, 10:30am and 1:00pm. More information: www.museumlondon.ca/programs-events
- Midsummer Music at Elsie Perrin Williams Estate (101 Windermere Road) on Sunday August 18, 2019 at 2:30pm. More information: www.heritagelondonfoundation.ca/events/concert-on-the-lawn
- Summer tea at Eldon House, on now until August 25, 2019, 1:00-3:00pm. More information: www.eldonhouse.ca/events
- Celebrating Downtown Abbey! (481 Ridout Street North) on Saturday September 7, 2019, 2:00pm. More information: www.eldonhouse.ca/events
- Doors Open London on September 14 and 15, 2019. More information: www.londonheritage.ca/doorsopenlondon
- Milling About in Tillsonburg – ACO London Region and London & Middlesex Historical Society bus trip on Saturday September 21, 2019. More information: <https://www.eventbrite.ca/e/milling-about-aco-lmhs-joint-bus-tour-tickets-67370542105>