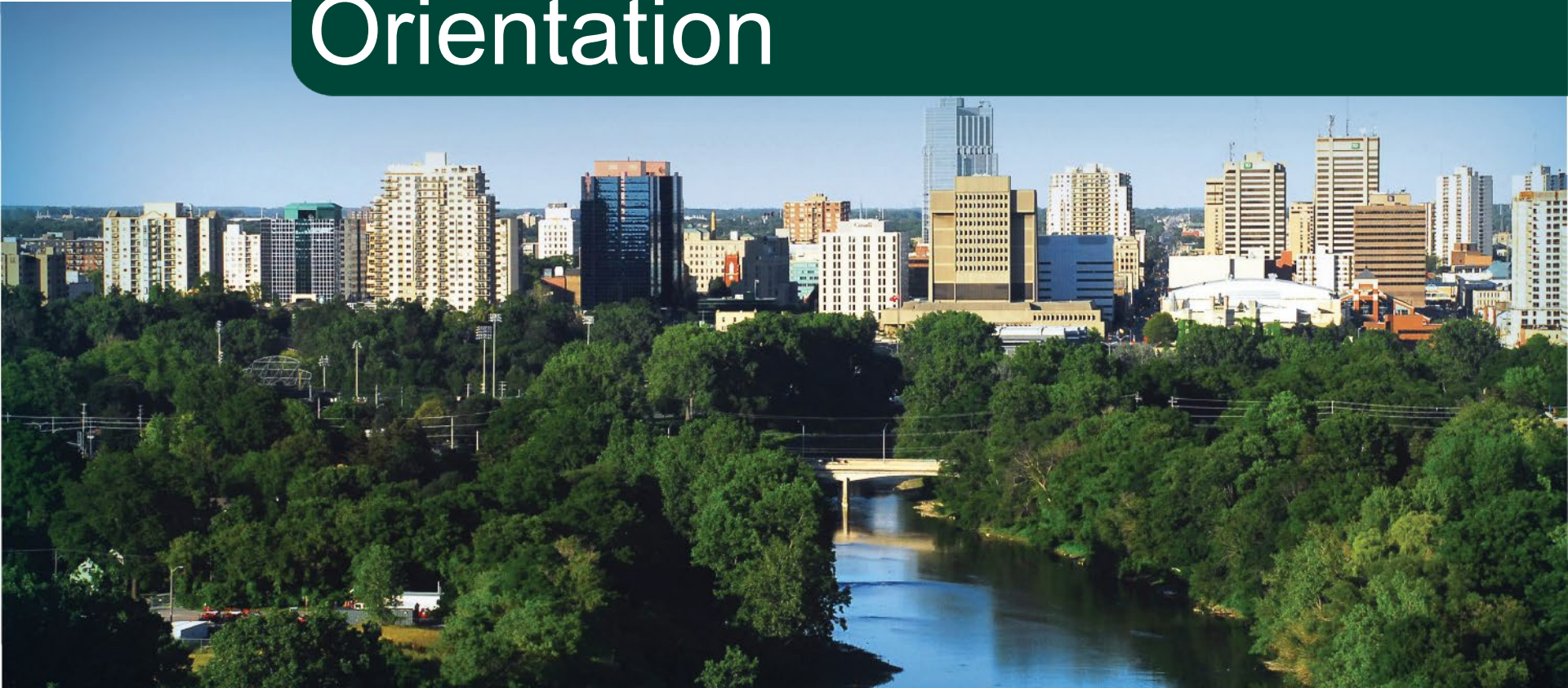




# Heritage Planning Orientation



Community Advisory Committee on Planning  
Kyle Gonyou, Laura Dent, Michael Greguol  
May 26, 2022

# Community Advisory Committee on Planning

“The CACP shall serve as the City’s municipal heritage committee, pursuant to Section 28 of the *Ontario Heritage Act*, RSO 1990, c O.18. As part of their decision-making process, Municipal Council shall consult with the London Planning Community Advisory Committee in accordance with the *Ontario Heritage Act* as specified through the passing of a by-law or policy, or as set out in this mandate.” (CACP TOR)





# Heritage Planning in Practice

- *Provincial Policy Statement*
- *Ontario Heritage Act*
  - Part IV and Part V
  - Ontario Regulation 9/06
  - Ontario Regulation 385/21

provincial

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municipal

- *The London Plan*
- Register of Cultural Heritage Resources
- Archaeological Management Plan
- Heritage Conservation District Plans
- Heritage Places
- Secondary Plans
- Heritage Designating By-laws

# Provincial Policy Statement

ontario.ca/PPS

## Provincial Policy Statement, 2020

Under the *Planning Act*

Ontario 

2.6.1 Significant built heritage resources and 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 or 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 engage with Indigenous communities and consider their interests when identifying, protecting and managing cultural heritage and archaeological resources.

# Ontario Heritage Act

- Established 1975
- Major Revisions 2002, 2005, 2021
- Municipal implementation
  - Cannot designate Federal or Provincial property
- Values-based conservation (Statement of Cultural Heritage Value)
- Real property
- Owner consent not required
- Objections and Appeals to Ontario Land Tribunal
- Designation is registered on title



# The London Plan



## THE LONDON PLAN

EXCITING. EXCEPTIONAL. CONNECTED.

CONSOLIDATED MAY 28, 2021  
COUNCIL ADOPTED, JUNE 23, 2016  
MINISTER APPROVED, DECEMBER 28, 2016

 Policies subject to LPAT Appeal PL170100  
(see separate table for policies subject to site specific appeal)



## Cultural Heritage

### WHAT IS CULTURAL HERITAGE?

**551\_** Cultural heritage is the legacy of both the tangible and the intangible attributes that our community has inherited from past generations. Our cultural heritage resources include tangible elements such as buildings, monuments, streetscapes, landscapes, books, artifacts and art, and intangible aspects such as folklore, traditions, language, and knowledge.

**552\_** These cultural heritage resources, both publicly and privately-owned, and those of the three neighbouring First Nation communities (Chippewas of the Thames First Nation, Munsee-Delaware Nation and Oneida Nation of the Thames) define the city's unique identity and contribute to its continuing prosperity. The quality and diversity of these resources are important in distinguishing London from other cities and make London a place that is more attractive for people to visit, live or invest in. Our heritage resources are assets that cannot easily be replicated and they provide a unique living environment and quality of life. By conserving them for future generations, and incorporating, adapting, and managing them, London's cultural heritage resources define London's legacy and its future.

### WHY IS CULTURAL HERITAGE IMPORTANT TO OUR FUTURE?

**553\_** Our cultural heritage is a record that tells a story about how our city has been modified by human activity and how it continues to evolve. It tells us who we are and where we came from and, in doing so, gives us a sense of our city's past so that we can better understand our future. Heritage planning allows the City opportunities to provide direction, in accordance with provincial legislation, regulations and policies, to guide our efforts to understand and conserve this record.

# Register





# CityMap

London City Map City of London, Ontario, Canada

Find address or place

Layer List

Layers

- Bike Routes and Walking Trails
- Business Improvement Areas
- City and Neighbourhood Facilities
- Cultural Heritage
- Electoral Wards
- Emergency Services
- Environmental Programs
- Heritage Inventory and Conservation Districts
- Planning Application Sites - Open Applications
- Planning Districts
- Recycling and Garbage Collection
- Road Construction
- Schools
- Street Lights
- Street of Honour
- Street Sweeping Schedule
- Subdivision Assumption Status
- Traffic Volume (1000s Per Day)
- Tree Protection Area
- Truck Routes



# Listed vs. Designated

## Listed

- Section 27, *Ontario Heritage Act*
- Recommendation of CACP, added by Municipal Council
- Notice
- Objections to Council
- No HAP required
- 60-day delay in issuance of demo permit

## Designated

- Part IV or Part V, *Ontario Heritage Act*
- Recommendation of CACP, Notice of Intention to Designate by Municipal Council
- Objections to Council
- Designating By-law
- Appeals to OLT
- Registered on title
- 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: 370 South Street (Health Services Building)

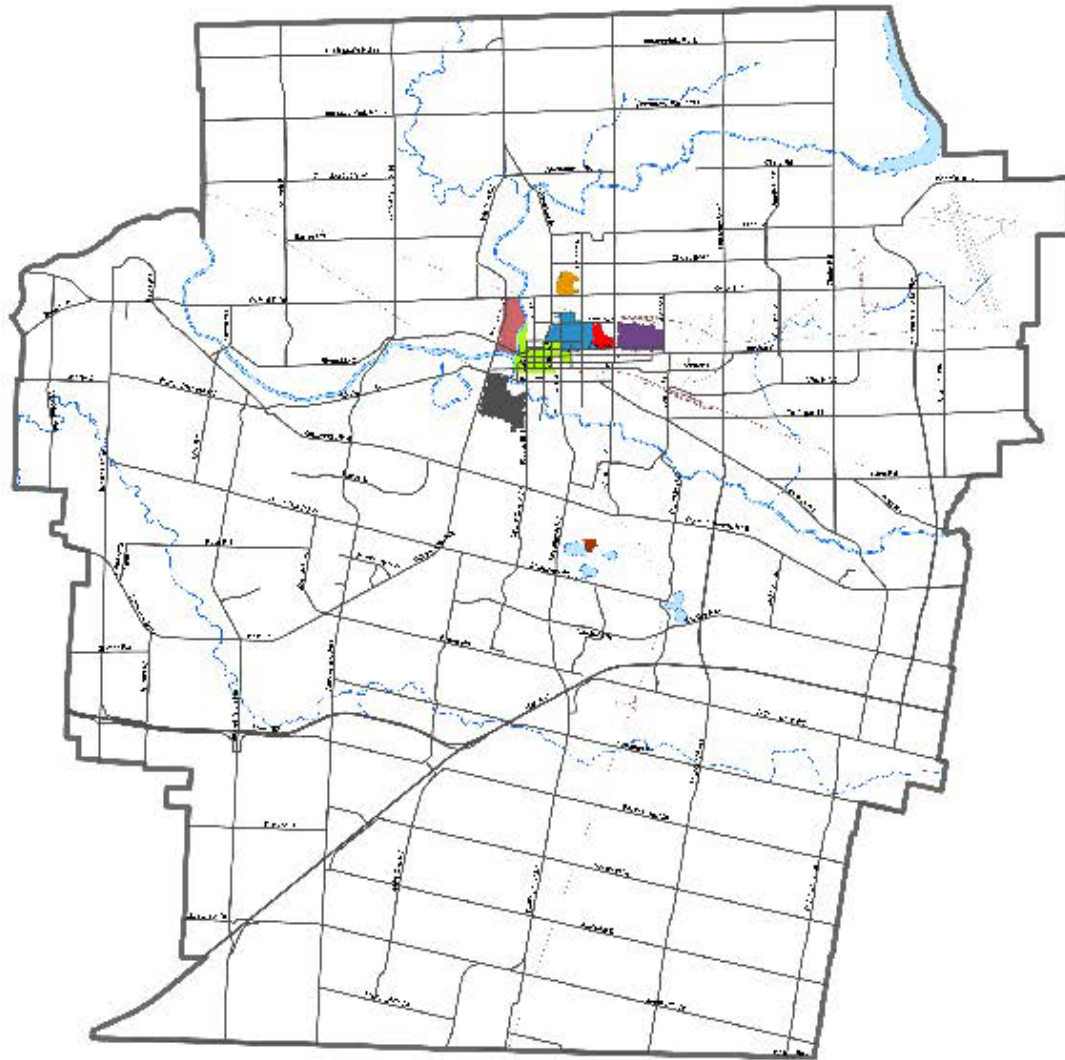




# How to determine *significance?*

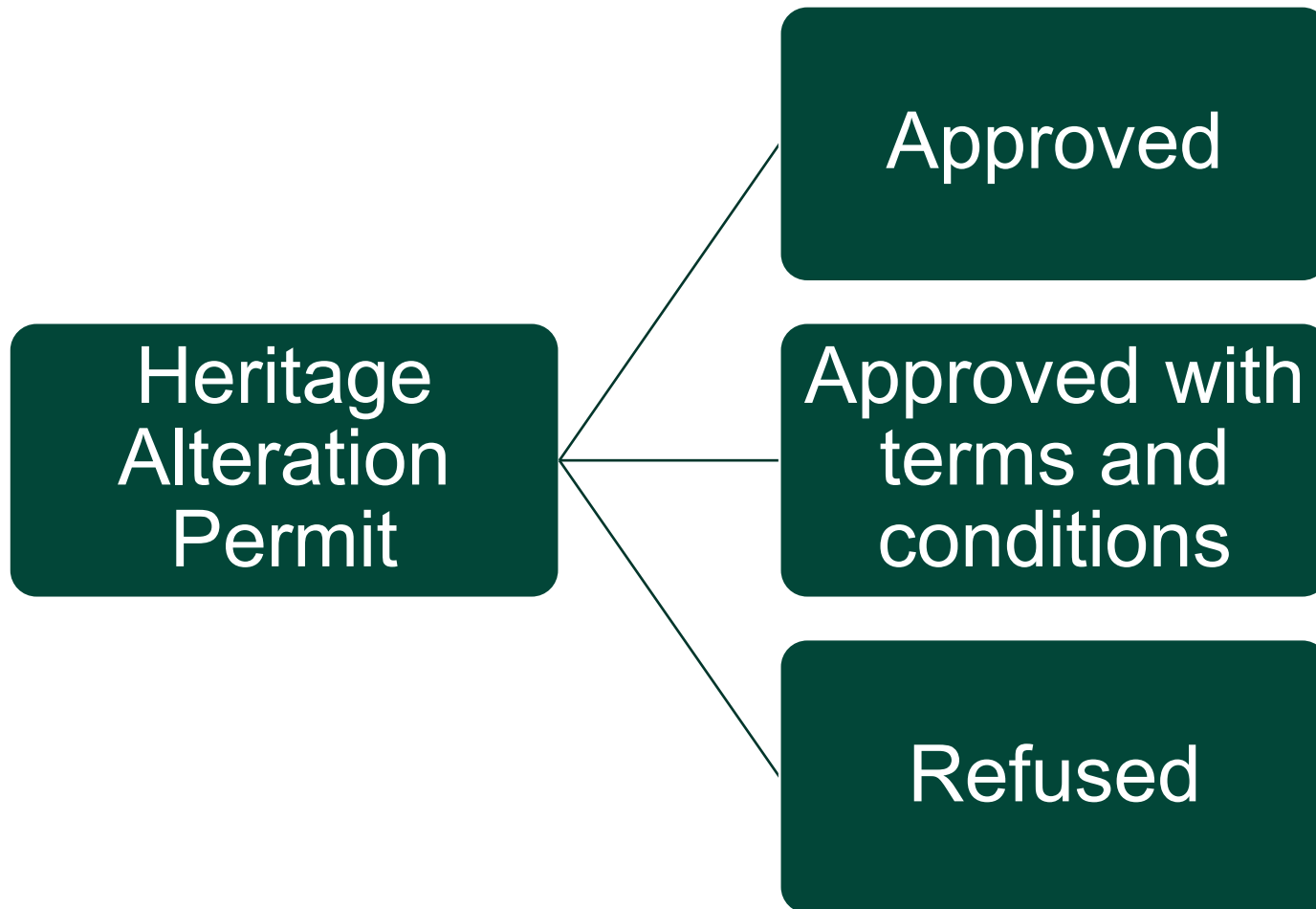
- Part IV: Individual Property
  - Ontario Regulation 9/06, Policy 573\_ *The London Plan*
    - Property may be designated if it meets one or more criteria
      - The property has design value or physical value,
      - The property has historical value or associative, or
      - The property has contextual value
- Part V: Heritage Conservation District
  - Policy 576\_ *The London Plan*

# Heritage Conservation Districts



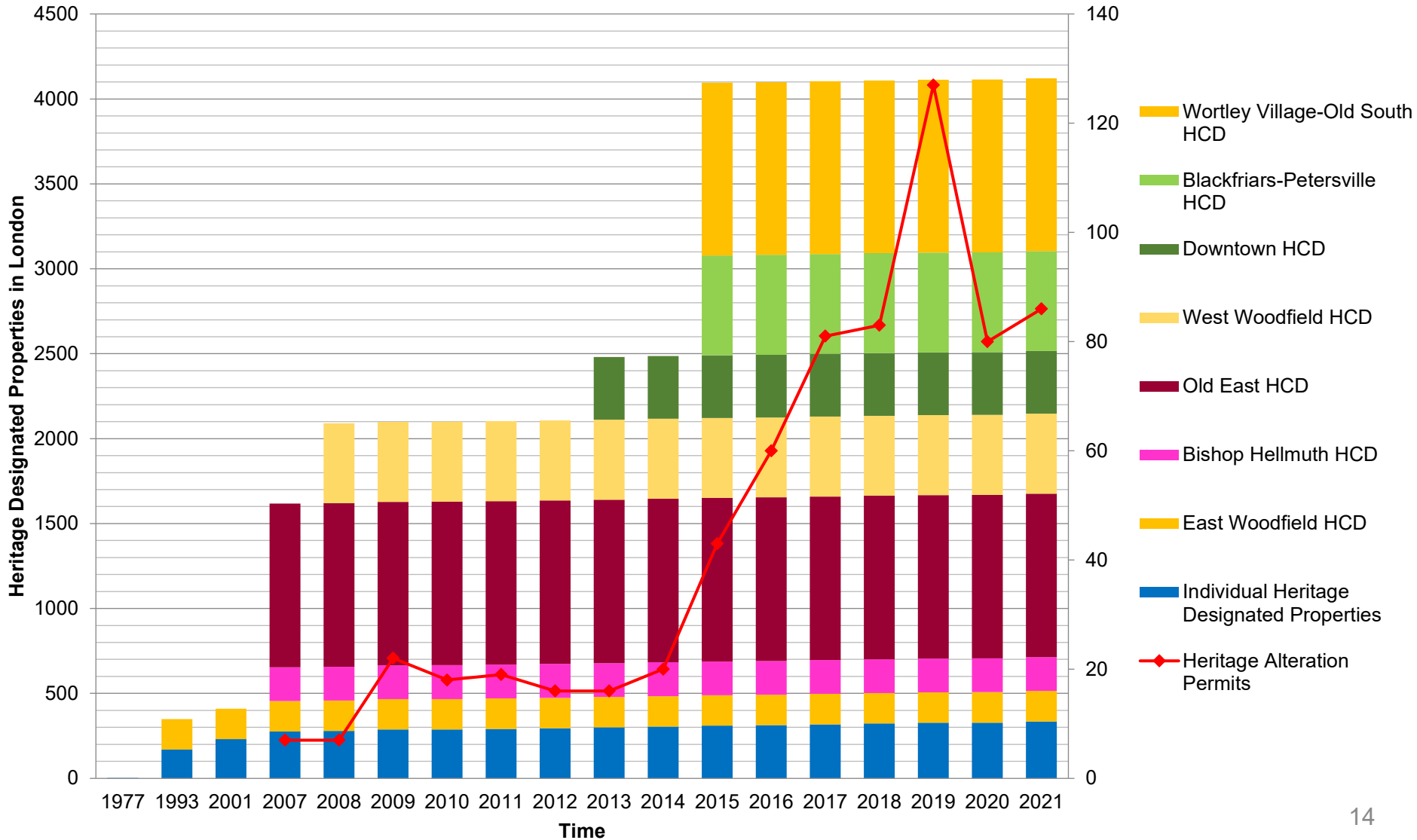
- East Woodfield HCD (1993)
- Bishop Hellmuth HCD (2001)
- Old East HCD (2006)
- West Woodfield HCD (2008)
- Downtown HCD (2012)
- Blackfriars/ Petersville HCD (2015)
- Wortley Village-Old South HCD (2015)

# Heritage Alteration Permit





# Heritage Alteration Permits





# Heritage Impact Assessments (HIA)

- 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
- Demonstrate how heritage attributes will be conserved
- Appropriate, compatible, and sensitive design can mitigate negative impacts of development

# CACP Comments on HIAs

- Is the CACP 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?



# Sub-Committees



Stewardship Sub-Committee



Education Sub-Committee



Planning & Policy Sub-Committee



Archaeology Sub-Committee



Ad-Hoc Working Groups



# Heritage Planning Terms

**AMP:** Archaeological Management Plan

**CACP:** Community Advisory Committee on Planning

**CHER:** Cultural Heritage Evaluation Report

**CHL:** Cultural Heritage Landscape

**HAP:** Heritage Alteration Permit

**HCD:** Heritage Conservation District

**HIA:** Heritage Impact Assessment

**LACAC:** Local Architectural Conservation Advisory Committee

**LACH:** London Advisory Committee on Heritage

**Listed:** Listed on the Register of Cultural Heritage Resources

**MHSTCI:** Ministry of Heritage, Sport, Tourism, and Culture Industries

**OHA:** *Ontario Heritage Act*

**OLT:** Ontario Land Tribunal

**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*



## 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)

## MHSTCI – 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)



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