

13.

## **PROPERTIES OF CULTURAL HERITAGE VALUE OR INTEREST**

### **INTRODUCTION**

*Properties of cultural heritage value or interest include buildings or structures, either individually or in groups, which are considered by Council to be of cultural heritage value or interest at the community, regional, provincial, or national level. Archaeological sites, cultural landscapes and historical sites are also included.*

*Within the City of London, properties of cultural heritage value or interest provide physical and cultural links to the original settlement of the area and to specific periods or events in the development of the City. These properties, both individually and collectively, contribute in a very significant way to the identity of the City. They also assist in instilling civic pride, benefiting the local economy by attracting visitors to the City, and favourably influencing the decisions of those contemplating new investment or residence in the City.*

*The City's properties of cultural heritage value or interest may be threatened by neglect, obsolescence, redevelopment, and the lack of financial means necessary for protection or rehabilitation. The policies of this Chapter of the Plan, in conjunction with the provisions of the Ontario Heritage Act, provide the necessary framework for the protection and enhancement of the City's heritage resources.*

(Introduction amended by OPA 438 and Ministry Mods. #27, 28 and 29 Dec. 17/09)

13.1.

### **OBJECTIVES**

(Amended by OPA 438 Dec. 17/09)

It is intended that the application of the policies of this Chapter of the Plan shall achieve the following objectives:

- i) Protect in accordance with Provincial policy those heritage resources which contribute to the identity and character of the City;  
(Clause i) amended by OPA 438 Dec. 17/09)
- ii) Encourage the protection, enhancement, restoration, maintenance, and utilization of buildings, structures, areas, or sites within London which are considered to be of cultural heritage value or interest to the community;  
(Clause ii) amended by Ministry Mod. #30 Dec. 17/09)
- iii) Encourage new development, redevelopment, and public works to be sensitive to, and in harmony with, the City's heritage resources;  
and  
(Clause iii) amended by OPA 438 Dec. 17/09)
- iv) Increase public awareness and appreciation of the City's heritage resources, and encourage participation by the public, corporations, and other levels of government in the protection, restoration, and utilization of these resources.

## 13.2.

### **BUILT HERITAGE**

*The Ontario Heritage Act provides for the designation and conservation of properties of cultural heritage value or interest. Under the Act, a Municipal Council may recognize and protect heritage properties, structures, buildings, or portions of buildings, through designation. Such designation will assist in ensuring that any future changes to a property are in keeping with its character.*

*The policies of this Section of the Plan address the designation of built heritage in London.*

(Section 13.2. amended by OPA 438 and Ministry Mod. #31 Dec. 17/09)

#### **13.2.1. Inventory of Properties of Cultural Heritage Value or Interest**

Council, through its London Advisory Committee on Heritage (LACH) as provided for in Section 13.6.1., will prepare and maintain a descriptive inventory of properties of cultural heritage value or interest within the City of London. The inventory will establish priority levels for the protection of each heritage resource based on a set of established criteria relating to the importance of heritage resources. The location of properties included in the descriptive inventory of heritage resources will be identified in a guideline document as provided for in Section 19.2.2. of this Plan.

(Subsection 13.2.1 amended by OPA No. 88 - OMB Order No. 2314 - approved 99/12/23)

(Section 13.2.1. amended by OPA 438 and Ministry Mod. #32 Dec. 17/09)

#### **13.2.2. Criteria for Designation**

Council may designate heritage buildings or examples of heritage buildings by by-law pursuant to the *Ontario Heritage Act* based on the following criteria:

(Section 13.2.2. amended by OPA 438 Dec. 17/09)

#### Architectural Significance

- i)
  - (a) the heritage building is the work of, or reflects the work of, a major architect, designer or landscape architect;  
(Clause (a) amended by OPA 438 Dec. 17/09)
  - (b) it is an outstanding example of its architectural style or period;
  - (c) it is an example of significant engineering or method of construction;
  - (d) it is a work of outstanding quality as a result of its plan, or its external or internal treatment of materials, space, or details;
  - (e) it is representative of a particular period of design or form of land use; or
  - (f) it is the only example, or one of the few remaining examples, within the municipality of a particular period or style of design.

#### Historical Significance

- ii)
  - (a) the heritage building is associated with a person or group

of persons of local, provincial, national or international importance;

(Clause (a) amended by OPA 438 Dec. 17/09)

- (b) it is associated with an event or movement of local, provincial, national or international importance;
- (c) it is associated with some significant aspect of the history or development of the community; or
- (d) it is an early example of the work of an important architect or builder.

Contextual Importance

- iii) (a) the heritage building forms a essential part of a group of two or more related structures on the same side of the street, on opposite sides of the street or o two or more corners of an intersection;
- (b) it defines or terminates a vista;
- (c) it is an essential element of an area which was laid out according to the planning principles of its period;
- (d) it forms an essential part of a distinctive skyline view; or
- (e) the site is in a critical location where ill-considered construction would adversely affect an important complex of structures or damage an important view or vista.

(Clause iii) added by OPA 438 Dec. 17/09)

**13.2.3.  
Alteration,  
Removal or  
Demolition**

Where heritage buildings are designated under the *Ontario Heritage Act*, no alteration, removal or demolition shall be undertaken which would adversely affect the reason(s) for designation except in accordance with the *Ontario Heritage Act*.

(Section 13.2.3. amended by OPA 438 Dec. 17/09)

Agreements,  
Conservation  
Easements

- i) To ensure a greater degree of protection to designated heritage buildings, Council may enter into agreements with property owners, or may attempt to secure conservation easements, in order to protect those features of a building or structure deemed to have particular heritage value.

(Clause i) amended by OPA 438 Dec. 17/09)

Application for  
Demolition

- ii) The cultural heritage value or interest of a building will be considered at the time of application for demolition.

(Clause ii) amended by Ministry Mod. #33 Dec. 17/09)

**13.2.3.1.  
Alteration or  
Demolition on  
Adjacent Lands**

Where a heritage building is protected under Parts IV, V or VI of the *Ontario Heritage Act*, development, site alteration or demolition may be permitted on adjacent lands where it has been evaluated through a Heritage Impact Statement, and demonstrated to the satisfaction of Council that the heritage values, attributes and integrity of the protected heritage property are retained. For the purposes of this section, adjacent

lands shall include lands that are contiguous, and lands that are directly opposite a protected heritage property, separated only by a laneway or municipal road.

A holding provision may be applied on the zoning of lands adjacent to protected heritage properties, to ensure that prior to development or site alteration, a Heritage Impact Statement is required to demonstrate how the heritage values, attributes and integrity of the protected heritage property are to be conserved and how any impacts may be mitigated.

Section 13.2.3.1. added by OPA 438 Dec. 17/09)

### **13.3.**

### **HERITAGE CONSERVATION DISTRICTS**

*Under the Ontario Heritage Act, a Municipal Council may designate all or part of the municipality as a Heritage Conservation District. This provides for the protection and enhancement of groups of properties that collectively represent a certain aspect of the development of the municipality considered worthy of preservation. The overall character and value of a Heritage Conservation District is derived both from individual properties and from the combined historic and aesthetic value of the structural and natural components of the area.*

*The Ontario Heritage Act and the policies of the following Section of the Plan provide guidance for the implementation of Heritage Conservation Districts in London.*

(Section 13.3. amended by OPA 438 Dec. 17/09)

#### **13.3.1. Designation of a Heritage Conservation District**

Council may designate areas of the City as Heritage Conservation Districts pursuant to the provisions of the Ontario Heritage Act. Heritage Conservation Districts may comprise a block, a streetscape, or any other contiguous area. Areas of the City which Council considers significant to some degree, and which may be considered for designation as Heritage Conservation Districts may be identified in a guideline document as provided for in section 19.2.2. of this Plan.

(Section 13.3.1. amended by OPA 438 Dec. 17/09)

#### **Official Plan Amendment**

- i) Where a Heritage Conservation District has been designated by by-law this Plan will be amended to identify both the general location of the Heritage Conservation District and any relevant secondary plans or policies which may apply to the area.

(Clause i) amended by OPA 438 Dec. 17/09)

#### **Criteria for Designation**

- ii) The following factors will be considered by Council in the evaluation of an area for designation as a Heritage Conservation District:
  - (a) the association of the area with a particular historical event or era that is unique to the community;
  - (b) the presence of properties which are considered significant to the community as a result of their location or setting;
  - (c) 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;

(Clause (c) amended by Ministry Mod. #34 Dec. 17/09)

- (d) the presence of properties which collectively represent a certain aspect of the development of the City which is worthy of maintaining; and
- (e) the presence of physical, environmental, or aesthetic elements which, individually, may not constitute sufficient grounds for the designation of a Heritage Conservation District, but which collectively are significant to the community.

Required  
Background  
Information

- iii) Council will require the submission of a background study containing detailed supporting information to assist in the evaluation of an area for designation as a Heritage Conservation District. The background study should identify and describe specific elements of the area which collectively warrant the identification of the area to be designated as a Heritage Conservation District. The background study should also recommend objectives of designation and content of the Heritage Conservation District Plan and should also contain recommendations on the extent of new development or redevelopment that should be permitted, and how such development can be made compatible with existing development in the area, in terms of scale, form, and character.

(Clause iii) amended by OPA 438 Dec. 17/09)

**13.3.2.  
Changes to  
Buildings or  
Structures**

After a Heritage Conservation District has been designated by Council the erection, alteration, demolition, or removal of buildings or structures within the District shall be subject to the provisions of the *Ontario Heritage Act* and any secondary plan which takes the form of a Heritage Conservation District Plan.

(Section 13.3.2. amended by OPA 438 Dec. 17/09)

**13.3.3.  
Heritage  
Conservation  
District Plan**

In conjunction with the designation of a Heritage Conservation District, Council may prepare and adopt a secondary plan for the purpose of detailing improvements to the area and establishing policies to be considered in the review of development and redevelopment applications. In addition to the policies of this Section, the provisions of Section 19.2.1. of the Plan concerning secondary plans shall apply.

(Section 13.3.3. amended by OPA 438 Dec. 17/09)

Area Study

- i) Matters which may be addressed through an area study include:
  - (a) background information including a description of specific elements of the area which collectively justify the creation and maintenance of the Heritage Conservation District;
  - (b) general guidelines for physical change within the area;

- (c) a description of the procedure for processing applications for new development, or for alterations to existing development within the area;
- (d) details of any proposed or recommended improvements to the area, including proposed improvements to any publicly owned land or facilities; and
- (e) details of any programs for financial or other assistance directed towards enhancement of the cultural heritage value or character of the area.

(Clause (e) amended by Ministry Mod. #35 Dec. 17/09)

**13.3.4.  
Zoning By-law  
Amendments**

After a Heritage Conservation District has been designated by Council, Council may amend the Zoning By-law to control new development and redevelopment so that it is in keeping with the scale, form, and character of existing development in the area.

(Section 13.3.4. amended by OPA 438 Dec. 17/09)

**13.3.5.  
Implementation-  
Heritage  
Conservation  
District Plans**

Within the Heritage Conservation Districts identified on Figures 13-1, 13-2, 13-3, 13-4 and 13-5, 13-6, 13-7, 13-8 Council shall be guided by the policies of this Plan and the Heritage Conservation District Plan prepared in accordance with Section 19.2.1., (Area Studies), and Section 19.2.2., (Guideline Documents).

(Subsection 13.3.5 OPA No. 236 approved 01/11/19, OMB file No. M010099 of which no appeals were received) (OPA No. 390 - approved 2006-04-10)

(OPA 446-July 22, 2008)

(Section 13.3.5. amended by OPA 438 Dec. 17/09)

**13.3.6.  
Heritage  
Conservation  
Districts**

Within Heritage Conservation Districts established under the provisions of this Plan, the following policies shall apply:

- i) the character of the District shall be maintained by encouraging the retention of existing structures and landscape features;
- ii) the design of new development, either as infilling or as additions to existing buildings, should complement the prevailing character of the area;
- iii) regard shall be had at all times to the guidelines and intent of the Heritage Conservation District Plan; and
- iv) development on land adjacent to designated Heritage Conservation Districts shall be encouraged to be sensitive to the characteristics of the District.

(Section 13.3.6. renumbered and Clause iii) amended by OPA 438 Dec. 17/09)

**13.3.7.  
Heritage  
Conservation  
Areas**

- i) Heritage Conservation Areas comprise individual properties designated under *Part IV* of the *Ontario Heritage Act* and a larger group of properties designated under *Part V* of the *Ontario Heritage Act*.

(Section 13.3.7. renumbered and amended by OPA 438 Dec. 17/09)

**13.3.8.**

**13.3.8.1.**

**East Woodfield**

**SPECIFIC HERITAGE CONSERVATION DISTRICTS**

- i) The East Woodfield Heritage Conservation Area, identified on Figure 13-1, features important historical changes associated with a formative aspect of London's growth and development, changes notably the transformation of large rural estates to distinct residential suburban areas away from the early urban core of London. A considerable range and diversity of architecture, with both frame and brick residential buildings, is apparent. The Area has a mature, residential landscape comprising a diverse, well-maintained scenic setting of boulevard sidewalks and treed canopies.
- ii) It is the intention of Council to maintain, protect and conserve the East Woodfield Heritage Conservation Area. Council shall have regard to Official Plan policies as they apply generally to heritage conservation districts in Section 13.5 and, in particular, to control any changes to property designated under *Part IV* of the *Ontario Heritage Act*, in accordance with Official Plan policies and the East Woodfield Conservation District Plan.
- iii) Council shall also seek the following within the East Woodfield Heritage Conservation Area:
  - (a) the residential character of the area shall be maintained by encouraging the preservation of existing dwellings, grass boulevards, individual street trees and tree lines;
  - (b) the design of new development, either as infilling, alterations or additions to existing buildings, should complement the prevailing residential character of the area; and
  - (c) public works shall have a minimal impact on the character of the area, particularly to its tree-lined streets, boulevards and sidewalks.

(Section 13.3.8.1. renumbered and moved by OPA 438 Dec. 17/09)

**13.3.8.2.**

**Bishop Hellmuth**

- i) The Bishop Hellmuth Heritage Conservation District identified on Figure 13-2, encompasses an important area of London from an historical perspective, as well as from the vantage point of urban development in the late 19th to early 20th century. Isaac Hellmuth, the District's namesake, played a seminal role in the development of London as an education centre. He was the principal of Huron College (which formed the nucleus of the University of Western Ontario), Hellmuth Boys' College (1864) and Hellmuth Ladies' College (1867), both ranked as important educational institutions at the time. Hellmuth Boys' College encompassed an entire city block of the District, bounded by Wellington, Grosvenor, St. James and Waterloo Streets. Following the demolition of this institution in 1895, the neighborhood was divided into building lots. The residential architecture, tree-lined streets and boulevards, and

back lanes created at the time continue to give the District a visually rich and complex environment. This is augmented by the narrow street allowances, small front yards, and two storey building heights that create a spatially intimate streetscape of rare quality in London.

- ii) It is the intention of Council to maintain, protect and conserve the Bishop Hellmuth Heritage Conservation District. Council shall have regard to Official Plan policies as they apply to heritage conservation districts in Section 13.5 and, in particular, to control any changes to property designated under *Part V* of the *Ontario Heritage Act*, in accordance with Official Plan policies and the Bishop Hellmuth Heritage Conservation District Plan and Guidelines.

(Subsection 13.6.2 added as per OPA No. 236 approved 01/11/19, OMB file No. M010099 of which no appeals were received)

(Section 13.3.8.2. renumbered and moved by OPA 438 Dec. 17/09)

### **13.3.8.3. Old East**

- i) The Old East Heritage Conservation District, identified on Figure 13-3, encompasses the area within what was historically known as the English Survey, land originally owned by settler Noble English. This area was part of London Township until 1874 when London East began its short life as an incorporated municipality lasting until 1885 when it was amalgamated with the city. Sparked by the development of the early refinery industry and the establishment of the railways and industries related to it, London East became the economic engine for the city of London. From 1880-1930 London grew by an average of 1000 people per year. The Old East part of London absorbed many of the immigrants who not only found jobs nearby, but also in the factories, retail shops and wholesale enterprises downtown. Many workers employed in the plants and factories nearby lived in the Old East which evolved into a solid, prosperous community of wage-earners that supported the three block commercial area on Dundas Street.

Except for the frontage along Dundas Street, this entire area was developed as a residential area over a fairly long period, from 1860 to 1930. Today, structures can be found in the area that reflect many different points in its development. A large percentage of the structures in the district not only have survived from the time they were built but have survived, for the most part, in a good state of preservation. Taken together with the remaining industrial and commercial structures adjacent to it, the entire area of London East is a living archive of the historical development not only of London but of urban Southwestern Ontario.

- ii) It is the intent of Council to maintain, protect and conserve the Old East Heritage Conservation District. Council shall have regard to Official Plan policies as they apply to heritage conservation districts in Section 13.4 and, in accordance with Official Plan policies and the Old East Heritage Conservation District Plan and Conservation Guidelines. (OPA No. 390)



(Section 13.3.8.3. renumbered and moved by OPA 438 Dec. 17/09)

#### **13.3.8.4. West Woodfield**

- i) The West Woodfield Heritage Conservation District, identified on Figure 13.4 encompasses an important area of London from an historical perspective in terms of its association with lands once occupied by the British military garrison and subsequently redeveloped following the removal of the garrison. The West Woodfield neighbourhood is one of London's older neighbourhoods, created in proximity to the urban centre, and retains a large number of original buildings that are well crafted and maintained and located prominently near the centre of the City. Architectural styles and influences are consistent with the more popular styles of the period in which they were constructed, including Italianate, Queen Anne, and Edwardian styles. Of particular note are a substantial number of dwellings that are "storey and a half" Queen Anne gable front houses, some in concentrated groupings. Throughout the neighbourhood there is a visual consistency to the architecture delivered through the repetition of front porches, decorative gables and recurring window forms and details. The development of the neighbourhood over the years is evident, too, in a large number of converted residential dwellings which have retained much of their original architectural integrity.

In addition to the residential building stock there are a number of other prominent and well-preserved public buildings including four churches, the City's former public library, the band shell in Victoria Park and the City Hall. The area is further enriched with an impressive street tree canopy including Victoria Park, and a network of back lanes reflecting the more traditional patterns of movement and development.

- ii) It is the intention of Council to maintain, protect and conserve the West Woodfield Heritage Conservation District. Council shall have regard to Official Plan policies as they apply to heritage conservation districts in Section 13. and, in particular, to control any changes to property designated under Part V, of *the Ontario Heritage Act*, in accordance with Official Plan policies and the West Woodfield Heritage Conservation District Plan and Guidelines.

(OPA No. 446 passed July 28, 2008)

#### **13.3.8.5**

##### **Downtown**

The Downtown Heritage Conservation District, identified on Figure 13-5, encompasses a portion of the Downtown as defined by the Official Plan in Figure 4-1. The Downtown Heritage Conservation District Background Study assessed the heritage resources within the Downtown boundaries and determined that the greatest concentration of important buildings was contained within the area defined in Figure 13-5.

The Downtown is the administrative, cultural and commercial centre of the City of London and has been since London was founded. It contains the greatest collection and variety of heritage

buildings in the City. Entire streetscapes, especially along Richmond Street and portions of Dundas Street, are still present.

The Downtown Heritage Conservation District Plan identifies and prioritizes all the heritage buildings within the boundary and, for each, identifies the heritage features that should be retained and enhanced. It also provides guidelines on methods to do this.

It is the intent of Council to maintain, protect and conserve the Downtown Heritage Conservation District. Council shall have regard to Official Plan policies as they apply to heritage conservation districts in Section 13.3 and in accordance with Official Plan policies and the Downtown Heritage Conservation District Plan.

(Added as per OPA 524)

### 13.3.8.6

#### **Blackfriars/Petersville**

The Blackfriars-Petersville Heritage Conservation District has a long tradition as a suburban landscape within the City of London. **Historically** an independent village, the area has a history of individual identity within London. The area's heritage attributes illustrate the area's heritage values.

From the earliest surveys and settlers, the Blackfriars-Petersville area has had an intimate relationship with the flood plain in which it resides. Home to some of the City's richest alluvial soil, the area has both benefitted and suffered as a result of its proximity to the North Branch of the Thames River. Initially settled by a small collection of individual families in the early nineteenth century, the initial subdivision of properties and extensive surveying

resulted in the creation of some of London's earliest suburban areas. Incorporated first as Petersville, later as London West and eventually annexed as part of London, the proposed Blackfriars-Petersville Heritage Conservation District was home to the area's working-class who settled on the small lots within close proximity and danger of the river. The area's early suburban settlers are most evident today by the various renditions and mixes of 1 and 1 ½ storey Ontario cottage homes and similar styles spread throughout the narrow streets that

have survived the most destructive and fatal floods of 1883 and 1937.

(OPA 583)

### 13.3.8.7

#### **Wortley Village – Old South**

- i. The Wortley Village - Old South Heritage Conservation District, identified on Figure 13.8 encompasses an area within the larger Old South Planning District generally bounded by Ridout Street /Wortley Road on the east, Beaconsfield on the north, Wharncliffe on the west and Duchess/Tecumseh on the South. Historically, this area was part of what was known as London South within Westminster Township prior to its annexation by the City of London in 1891. It has a lengthy history as a residential suburb with an independent village character. Its historical evolution is reflected in the concentration and stylistic mixture of historic buildings dating from the area's formative years

circa 1850-1930. These generally well preserved historic homes and institutional buildings, along with the rather haphazardly incremental character of the Wortley Road Commercial core give the area both visual and cultural distinctiveness.

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

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

- i. It is the intention of Council to maintain, protect and conserve the Wortley Village –Old South Heritage Conservation District. Council shall have regard to Official Plan policies as they apply to heritage conservation districts in Section 13. and, in particular, in accordance with Official Plan policies and the Wortley Village-Old South Heritage Conservation District Plan and Guidelines. (OPA 595)

#### **13.4.**

#### **ARCHAEOLOGICAL RESOURCES**

##### **13.4.1.**

##### **Scope**

Council will facilitate, in accordance with Provincial policy efforts to preserve and excavate historic and pre-historic archaeological resources. Council will consult with the Ministry of Culture and with the archaeological committee of LACH on matters pertaining to archaeological resources.

(Subsection 13.2.4 amended by OPA No. 88 - OMB Order No. 2314 - approved 99/12/23)

(Section 13.4.1. renumbered, moved and amended by OPA 438 and by Ministry Mod. #36 Dec. 17/09)

##### **13.4.2.**

##### **Archaeological Master Plan**

The City will prepare and maintain an Archaeological Master Plan to provide direction for the identification, evaluation and conservation of archaeological resources through the land use planning process. The Master Plan is intended to:

- i) inventory all known and suspected archaeological sites within the City of London;
- ii) inventory all areas assessed for archaeological concerns;
- iii) develop an archaeological predictive model to be used by City staff in order to determine if a proposed development area requires an archaeological field assessment; and
- iv) develop appropriate procedures to ensure the implementation and

maintenance of the Master Plan, including the update of the archaeological site and properties database.

The City will work in close co-operation with the Ministry of Culture, LACH, the Museum of Ontario Archaeology and professional archaeological consultants in the maintenance and implementation of the Archaeological Master Plan and its databases.

(Subsection 13.2.4.1 added by OPA No. 88 - OMB Order No. 2314 - approved 99/12/23)

(Section 13.4.2. renumbered, moved and amended by OPA 438 and Ministry Mod. #37 Dec. 17/09)

**13.4.3.  
Applications  
Subject to  
Review**

Applications for planning approvals that will be subject to review for their potential impact to archaeological resources include:

- i) area plans;
- ii) plans of subdivision;
- iii) Official Plan amendments;
- iv) Zoning By-law amendments; and
- v) Consents.

Archaeological assessment requirements may be imposed if it is determined through the application of the archaeological potential model that any part of the subject area possesses archaeological resource potential or known archaeological resources, and that the proposal involves some form of ground disturbance.

(Subsection 13.2.4.2 OPA No. 88 - OMB Order No. 2314 - approved 99/12/23)

(Section 13.4.2. renumbered and moved by OPA 438 Dec. 17/09)

**13.4.4.  
City Projects**

City initiated development projects involving ground disturbance on public lands will be reviewed to determine their potential impact on archaeological resources and assessment requirements will be imposed where warranted.

(Subsection 13.2.4.3 added by OPA No. 88 - OMB Order No. 2314 - approved 99/12/23)

(Section 13.4.4. renumbered and moved by OPA 438 Dec. 17/09)

**13.4.5.  
Preparation of  
Guidelines for  
Specific Cultural  
Heritage  
Landscapes**

Subject to the provisions of Section 19.2.2. of this Plan, Cultural Heritage Landscape Guidelines will be adopted for each Cultural Heritage Landscape identified in Policy 13.4.7. of this Plan. These guidelines will include, but not be limited to:

- i) A refined delineation of the Cultural Heritage Landscape
- ii) The important history and physical features, activities and processes that have shaped the Cultural Heritage Landscape
- iii) The physical features within the Cultural Heritage Landscape that should be retained
- iv) The opportunities for recognizing and interpreting the Cultural Heritage Landscape

- v) Guidelines for all future projects within the landscape to promote, enhance and conserve the Cultural Heritage Landscape  
(Section 13.4.5. renumbered under Section 19.12.8. ii) of the Official Plan)

**13.4.6.  
Public Works  
and Projects**

All Public works and projects, including, but not limited to park improvements and open space conservation projects, will conform to applicable Cultural Heritage Landscape Guidelines.  
(Section 13.4.6. renumbered under Section 19.12.8. ii) of the Official Plan)

**13.4.7.  
Listed Cultural  
Heritage  
Landscapes**

The following are Cultural Heritage Landscapes that will be conserved under the policies of Section 13.5. of this Plan.  
OPA No. 269 approved 03/02/17  
(Section 13.4.7. renumbered under Section 19.12.8. ii) of the Official Plan)

**13.5.**

**CULTURAL HERITAGE LANDSCAPES**

*It is a provincial policy that Cultural Heritage Landscapes will be conserved. The following policies established the means for identifying and conserving Cultural Heritage Landscapes in London. The term conservation refers to guiding change so as to guard against unnecessary damage, waste or loss of heritage resources, ensuring the continuity of those historic elements that are highly valued by the community.*  
(Section 13.5. renumbered by OPA 438 Dec. 17/09)

**13.5.1.  
Guidelines for  
the Identification  
of Cultural  
Heritage  
Landscapes**

A Cultural Heritage Landscape is a specific geographic area of heritage significance composed of a number of heritage elements. Such landscapes may be associated with historic events, activities, or people. Such a landscape is valued by Londoners and is of significance to the understanding of the history of a people or place.

Cultural Heritage Landscapes will only be recognized where ownership consent is given. Cultural Heritage Landscapes will be recognized primarily on publicly owned lands, but may also be identified on privately owned property. Cultural Heritage Landscapes will be identified based upon Guidelines for the Identification of Cultural Heritage Landscapes, as adopted by City Council under the provisions of Section 19.2.2. of this Plan.

(Section 13.5.1. renumbered by OPA 438 Dec. 17/09)

**13.5.2.  
Conservation of  
Cultural  
Heritage  
Landscapes**

Conservation of Cultural Heritage Landscapes will be managed through the use of guideline documents. These guidelines will identify physical features that are to be conserved and will describe opportunities for recognition, interpretation, promotion and conservation. Such guidelines will be prepared for each Cultural Heritage Landscape listed in Section 13.5.5. of the Official Plan.

(Section 13.5.2. renumbered and amended by OPA 438 Dec. 17/09)

**13.5.3.  
Preparation of  
Guidelines for  
Specific Cultural**

Subject to the provisions of Section 19.2.2. of this Plan, Cultural Heritage Landscape Guidelines will be adopted for each Cultural Heritage Landscape identified in Policy 13.5.5. of this Plan. These guidelines will include but not be limited to:

## **Heritage Landscapes**

- i) A refined delineation of the Cultural Heritage Landscape;
- ii) The important history and physical features, activities and processes that have shaped the Cultural Heritage Landscape;
- iii) The physical features within the Cultural Heritage Landscape that should be retained;
- iv) The opportunities for recognizing and interpreting the Cultural Heritage Landscape
- v) Guidelines for all future projects within the landscape to promote, enhance and conserve the Cultural Heritage Landscape

Section 13.5.3. renumbered and amended by OPA 438 Dec. 17/09)

### **13.5.4. Public Works and Projects**

All public works and projects, including, but not limited to park improvements and open space conservation projects, will conform to applicable Cultural Heritage Landscape Guidelines.

(Section 13.5.4. renumbered and amended by OPA 438 Dec. 17/09)

### **13.5.5. Listed Cultural Heritage Landscapes**

The following are Cultural Heritage Landscapes that will be conserved under the policies of Section 13.5. of this Plan.

- (i) **Western Counties Health and Occupational Centre Grounds**  
The former Western Counties Health and Occupational Centre Grounds, identified on Figure 13-5 is located east of Wellington Road, north of Southdale and adjoin what is known today as the London Health Sciences Lands.

The Western Counties Health and Occupational Centre Grounds refers to the former use of this site by the Department of Veterans Affairs as a rehabilitation centre for returning World War II veterans, one of only seven such sites in Canada. Over time its uses evolved to include a treatment centre for tuberculosis, a long term care facility for severely wounded and psychologically affected veterans and, by the time of its closure in the 1980s a facility for domiciliary care of veterans. To facilitate this treatment, specialized buildings were erected and landscape features were emphasized for therapeutic purposes. Prior to the rehabilitation use, the site was noted for its natural heritage features with respect to both its kettle ponds and forest. (OPA 549)

(Section 13.5.5. renumbered and amended by OPA 438 Dec. 17/09)

## **13.6.**

### **IMPLEMENTATION**

*Methods of implementation which are available to Council and directed towards the preservation and enhancement of heritage resources are described in the following policies.*

(Section 13.6. renumbered by OPA 438 Dec. 17/09)

**13.6.1.  
Methods of  
Implementation**

Council may encourage the preservation and enhancement of heritage resources through the following methods:

- |                                      |  |
|--------------------------------------|--|
| LACH                                 | i) The appointment of a Local Advisory Committee on Heritage (LACH), in accordance with the provisions of the <i>Ontario Heritage Act</i> . The responsibilities of LACH shall include: <ul style="list-style-type: none"><li>(a) making recommendations to Council on the designation of heritage resources and heritage conservation districts;</li><li>(b) advising Council on matters pertaining to heritage resources; and</li><li>(c) undertaking specific duties pertaining to heritage resources, as assigned and authorized by Council from time to time.</li></ul> |
| Other Heritage Organizations         | ii) The provision of support for heritage foundations and other non-profit organizations having an interest in, or a commitment to, the protection and restoration of the City's heritage resources.   |
| Heritage Programs                    | iii) The participation in the programs of senior levels of government designed or intended for the protection and restoration of heritage resources.   |
| Municipal Assistance                 | iv) The consideration of funding programs to aid in the protection and restoration of heritage resources threatened by deterioration, demolition, or excavation.   |
| Municipal By-laws                    | v) The introduction of new by-laws or the amendment of existing by-laws to encourage the protection and maintenance of heritage resources.   |
| Publication of Information           | vi) Support for promotional and educational programs designed to increase public awareness and appreciation of the City's heritage resources.  |
| Municipally-owned Heritage Resources | vii) Council will endeavour to protect, restore, and maintain municipally-owned heritage resources, and will encourage the efforts of other public bodies and agencies to do likewise.   |
| Threatened Heritage Resources        | viii) Where heritage resources are threatened by deterioration, demolition, sale, or transfer, Council may offer assistance to prevent the loss of such resources.   |
| Heritage Zoning                      | ix) The Zoning By-law will contain provisions to recognize and zone properties which are designated by Council under the provisions of the <i>Ontario Heritage Act</i> , as being of cultural heritage value or  |

interest where it is Council's desire to retain the existing structure and encourage compatible development.

(Clause ix) renumbered and amended by OPA 438 and Ministry Mod. #38 Dec. 17/09)

Heritage Resources Inventory

- x) Where a property has been identified by Council on the Heritage Resources Inventory as being of cultural heritage value or interest to the City, the Zoning By-law may contain provisions which notify property owners and the public that the property is included in the Heritage Resources Inventory.

(Clause x) renumbered by OPA 438 and Ministry Mod. #39 Dec. 17/09)

**13.6.2. Development, Redevelopment**

Council will endeavour, through its approval process, to discourage new development or redevelopment that detracts from the integrity or results in the destruction of heritage resources.

(Section 13.6.2. renumbered by OPA 438 Dec. 17/09)

Development Incentives

- i) Council will encourage the integration of heritage resources into development or redevelopment projects.

Bonus Zoning

- ii) Through the use of bonus zoning, Council may permit increases to the density limits applicable to a proposed development on property designated in exchange for the preservation of an on-site building designated under the *Ontario Heritage Act* or a streetscape of architectural and/or historical significance which Council has identified as being of cultural heritage value or interest to the City and which is identified in the list of potential Heritage Conservation Districts which have been adopted as a guideline document to this Plan. Provisions for bonus zoning are contained in Section 19.4.4. of the Plan.

(Clause ii) renumbered and amended by OPA 438 and Ministry Mod. #40 Dec. 17/09)

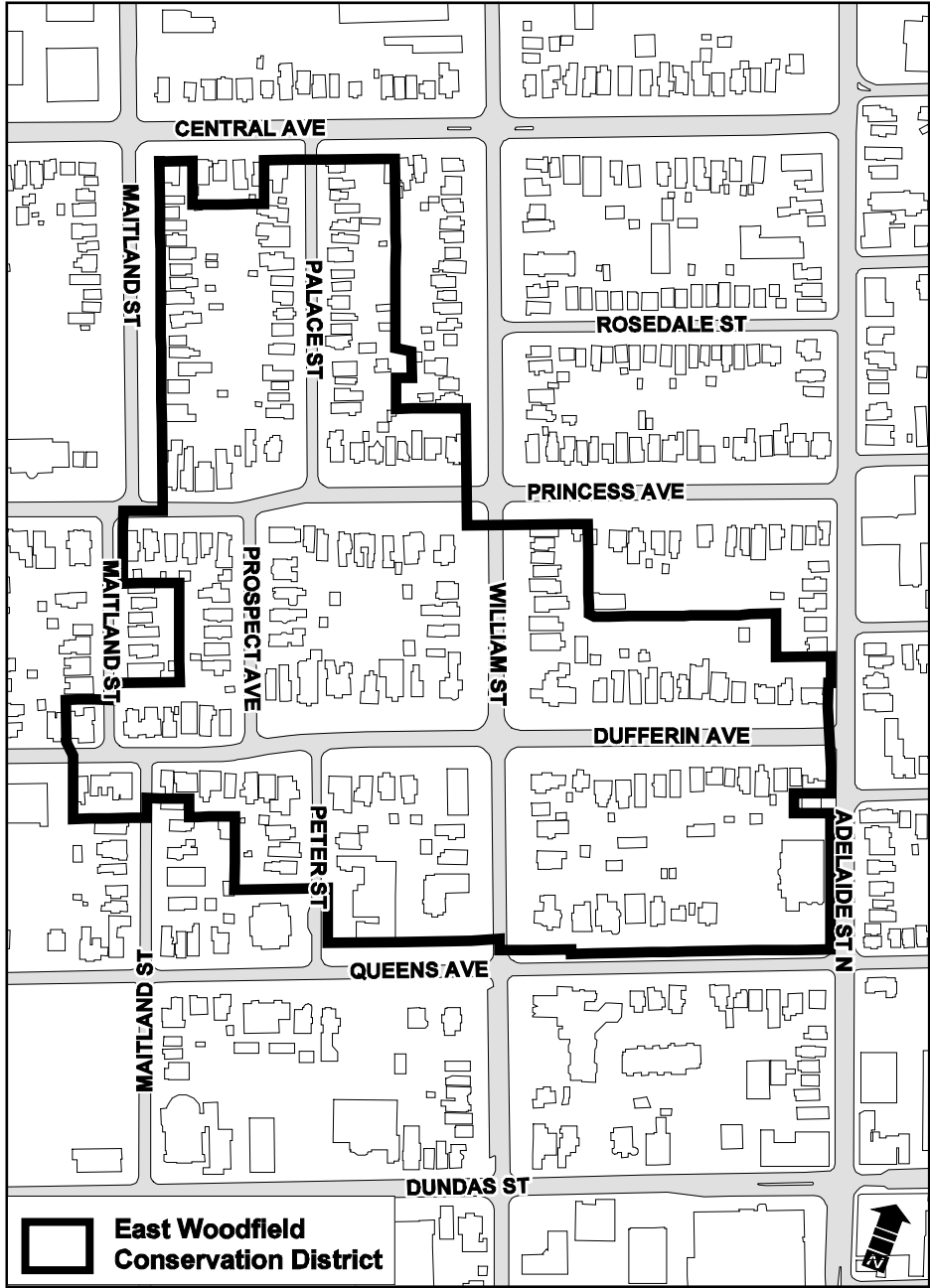
Impact of Planning, Public Works

- iii) Council, in its consideration of planning initiatives, policies, by-laws, and public works, such as the realignment and widening of streets, shall have regard for the potential impact of these undertakings on identified heritage resources.

**FIGURE 13-1**

**EAST WOODFIELD HERITAGE CONSERVATION DISTRICT**





**FIGURE 13-2**

**BISHOP HELLMUTH HERITAGE CONSERVATION DISTRICT**

(Figure 13-2 Added as per OPA No. 236 approved 01/11/19, OMB file No. M010099 - no appeals received)

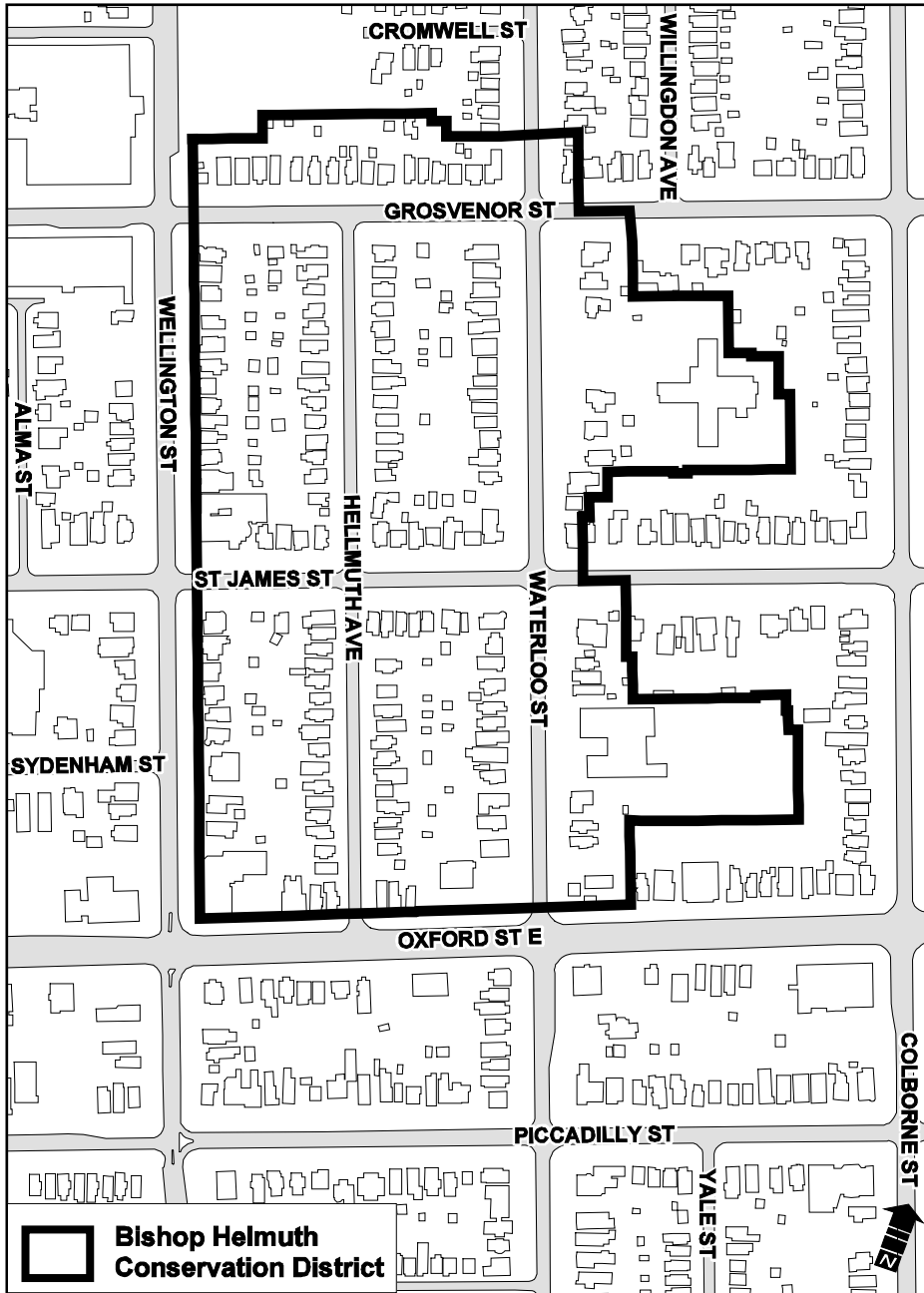
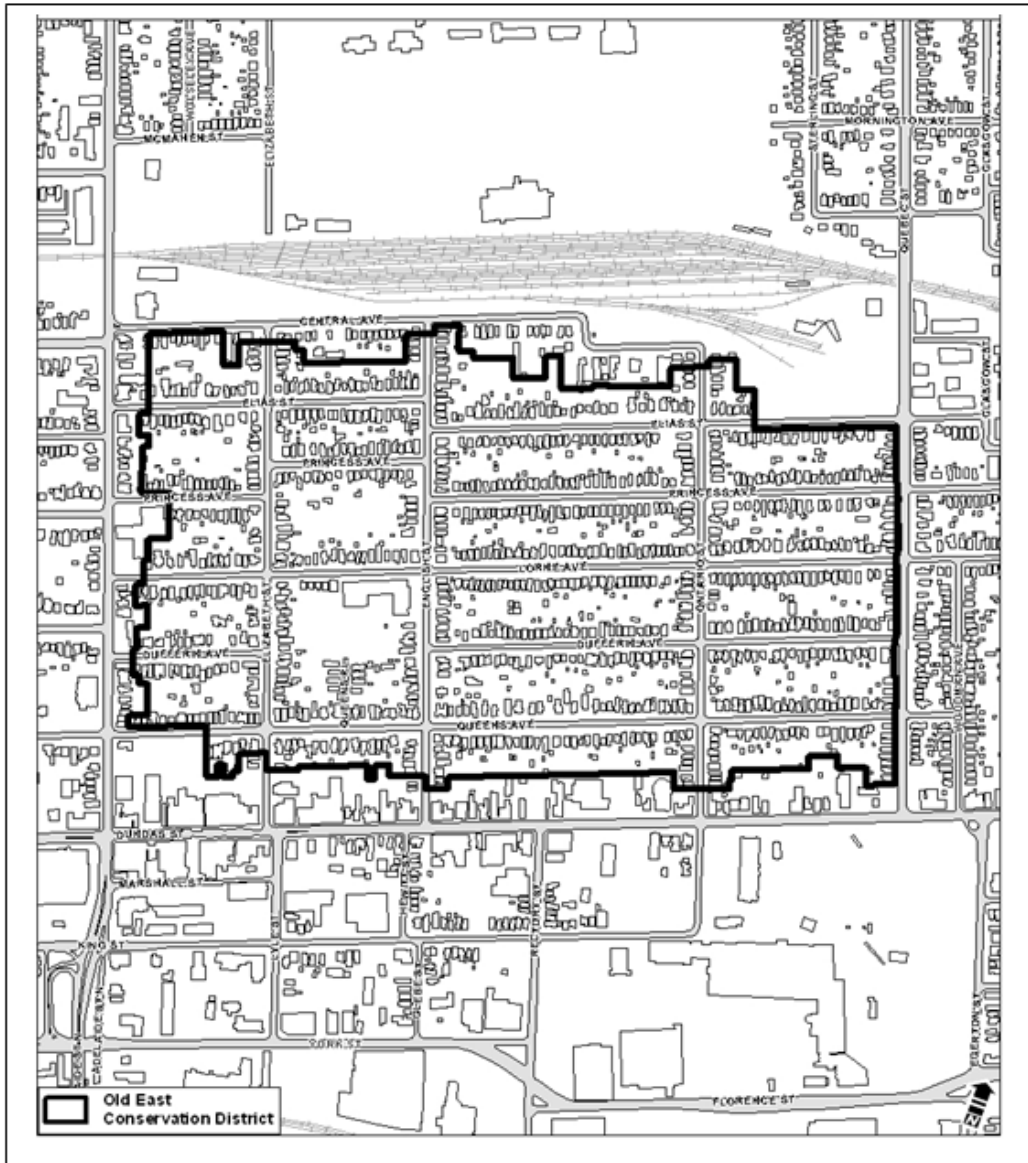


FIGURE 13-3  
OLD EAST HERITAGE CONSERVATION DISTRICT  
BOUNDARY MAP  
(Figure 13-3 added by OPA 390 approved 2006/04/10)





**FIGURE 13.5**  
**DOWNTOWN HERITAGE CONSERVATION DISTRICT**

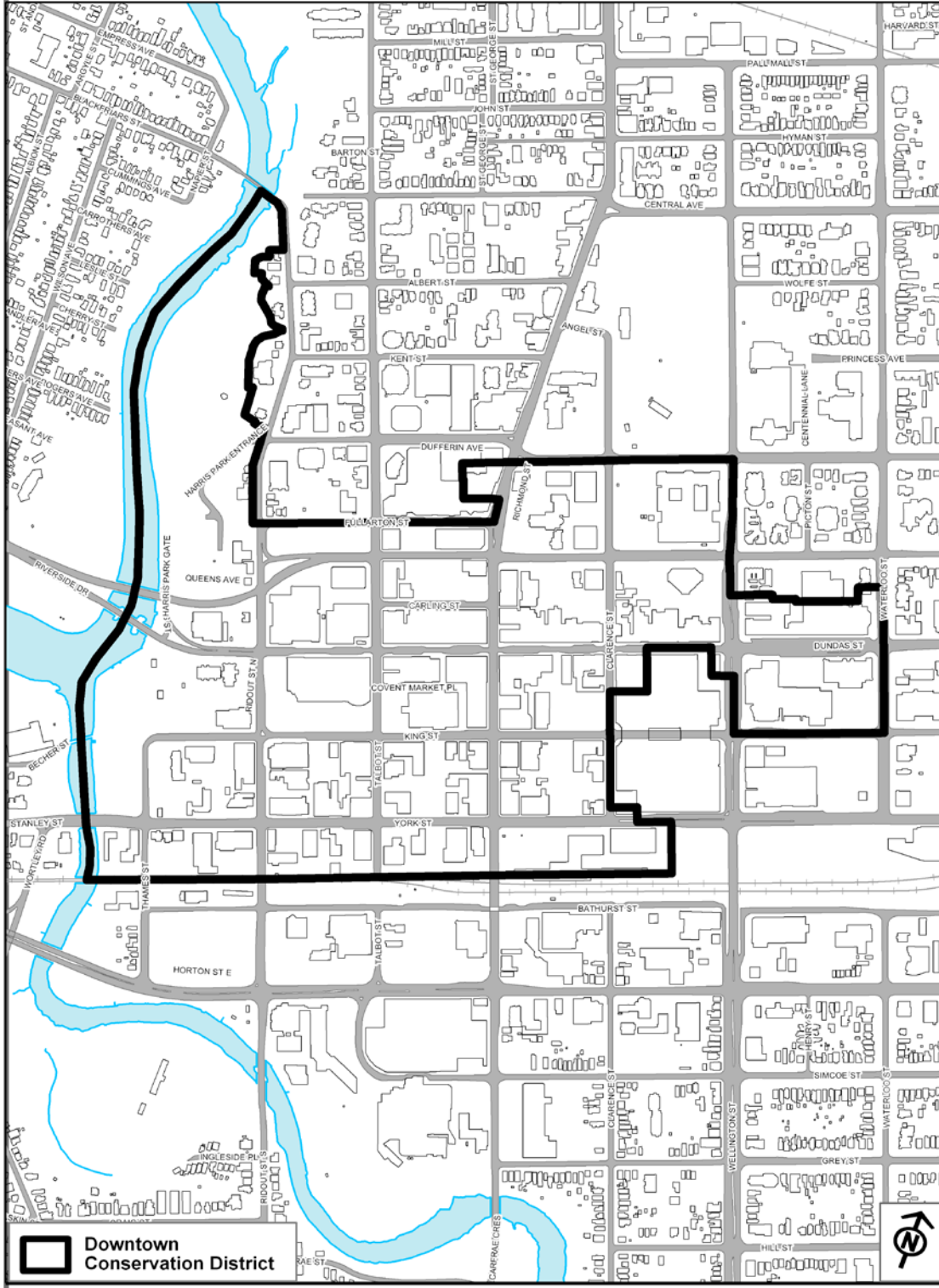
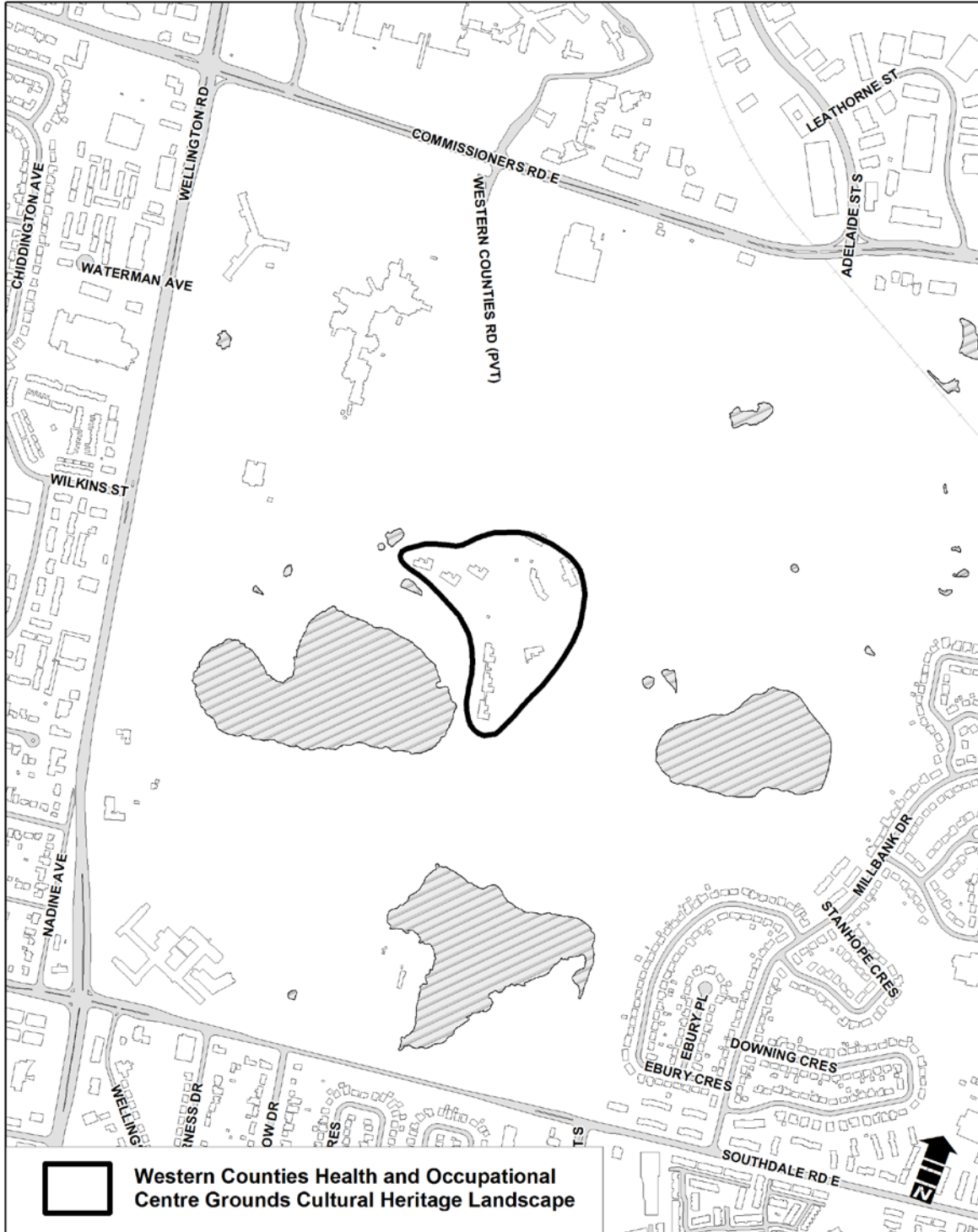


Figure 13-6  
Western Counties Health and Occupational Centre Grounds





**Figure 13.7**  
**Blackfriars-Petersville Heritage Conservation District**

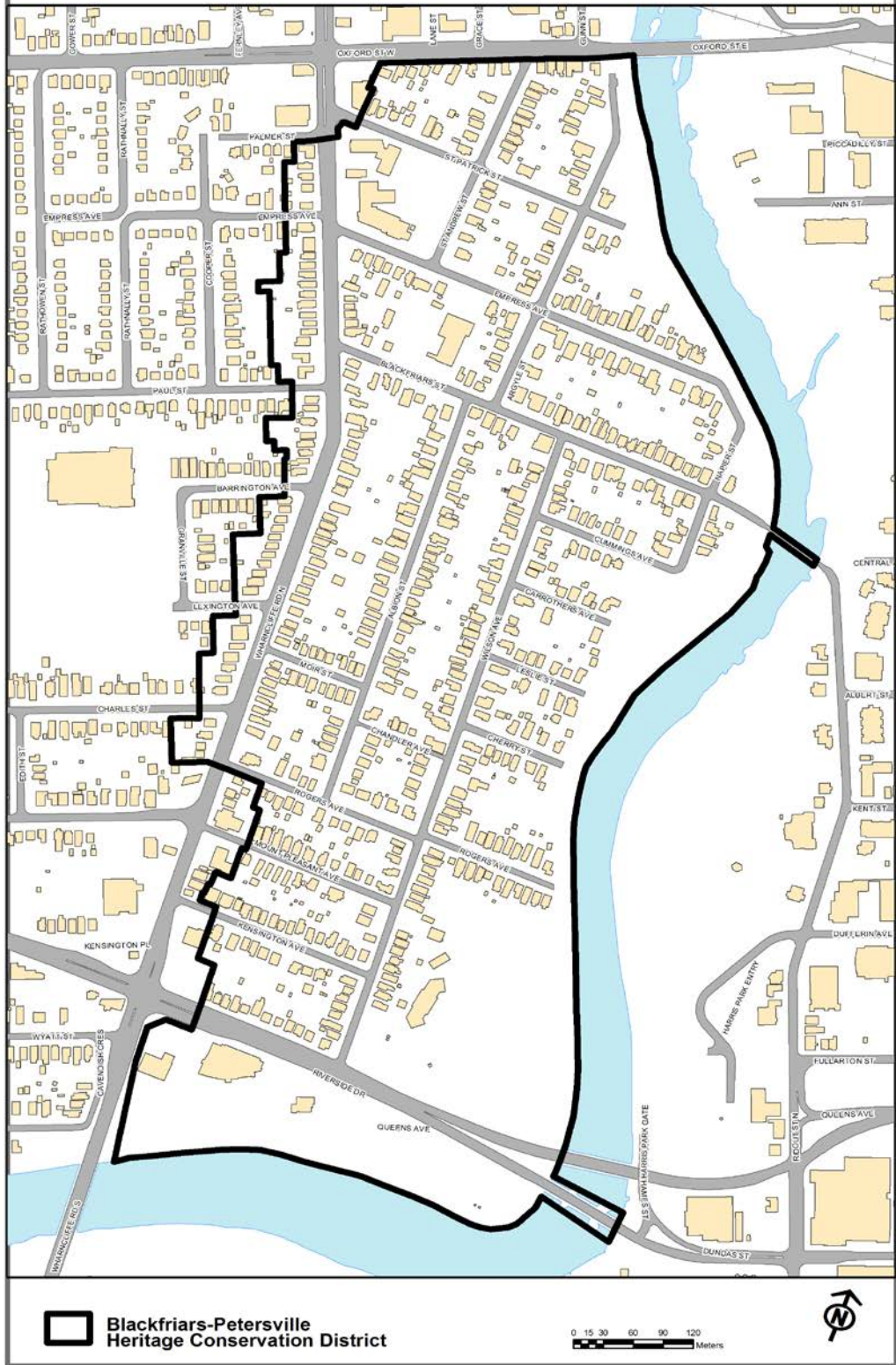




Figure 13-\_ Wortley Village-Old South Heritage Conservation District

