# APPENDICES B-E

## TABLE OF CONTENTS

<table>
<thead>
<tr>
<th>Section</th>
<th>Page</th>
</tr>
</thead>
<tbody>
<tr>
<td>TABLE OF CONTENTS</td>
<td>i</td>
</tr>
<tr>
<td>APPENDIX B: LEGISLATIVE AND POLICY FRAMEWORK</td>
<td>1</td>
</tr>
<tr>
<td>NATIONAL POLICY CONTEXT</td>
<td>1</td>
</tr>
<tr>
<td>PROVINCIAL LEGISLATION AND POLICY CONTEXT</td>
<td>2</td>
</tr>
<tr>
<td>MUNICIPAL ACT</td>
<td>2</td>
</tr>
<tr>
<td>PLANNING ACT</td>
<td>2</td>
</tr>
<tr>
<td>ONTARIO HERITAGE ACT</td>
<td>5</td>
</tr>
<tr>
<td>ENVIRONMENTAL ASSESSMENT ACT</td>
<td>8</td>
</tr>
<tr>
<td>ONTARIO BUILDING CODE</td>
<td>8</td>
</tr>
<tr>
<td>CONSERVATION AUTHORITIES ACT</td>
<td>9</td>
</tr>
<tr>
<td>CONSERVATION AUTHORITY POLICY</td>
<td>9</td>
</tr>
<tr>
<td>CITY OF LONDON POLICY CONTEXT</td>
<td>12</td>
</tr>
<tr>
<td>APPENDIX C: HERITAGE CONSERVATION TOOLS</td>
<td>38</td>
</tr>
<tr>
<td>APPENDIX D: PUBLIC MEETING QUESTIONS AND COMMENTS</td>
<td>41</td>
</tr>
<tr>
<td>COMMUNITY INFORMATION MEETING #1 QUESTIONS AND COMMENTS</td>
<td>41</td>
</tr>
<tr>
<td>COMMUNITY INFORMATION MEETING #1 COMMENTS</td>
<td>43</td>
</tr>
<tr>
<td>APPENDIX E: ST. GEORGE-GROSVENOR HCD STUDY COMMUNITY SURVEY</td>
<td>44</td>
</tr>
</tbody>
</table>
APPENDIX B: LEGISLATIVE AND POLICY FRAMEWORK

This appendix is a summary of Provincial legislation and City of London policy, plans, studies, guidelines and by-laws relevant to the designation of HCDs and to the St. George-Grosvenor HCD Study Area.

NATIONAL POLICY CONTEXT

CANADIAN HERITAGE RIVERS SYSTEM (CHRS)
The Study Area is adjacent to the North Branch of the Thames River which has been designated a Canadian Heritage River. The CHRS was established by federal, provincial and territorial governments to conserve rivers with outstanding natural, cultural and recreational heritage. This is a voluntary program and participants retain their jurisdictional powers over the rivers in the CHRS. The CHRS sets out a framework for participants to recognize, conserve and manage designated rivers in a sustainable manner, in an effort to protect the natural qualities, cultural/historical values and recreational values.1 The broad goal for management of the Thames River as a Canadian Heritage River is “to increase the appreciation, enjoyment and stewardship of the natural and cultural heritage and recreational opportunities of the Thames River and its watershed through community cooperation and involvement.”2 In the City of London, the main tool to work towards this goal is the Thames Valley Corridor Plan.

The Thames River was nominated as a Canadian Heritage River in 1997 and formally designated in 2000. The Thames River was nominated for its significant human heritage features and recreational values3. Specific nominated values include:

- contributing a unique post-glacial landscape that contains ancient glacial spillways and terminal moraines, as well as younger channels carved from the flat clay and sand plains of old glacial lake beds;
- showcasing 11,000 years of continuous occupancy by Canada’s aboriginal peoples;
- featuring a rich history of European exploration and settlement that dates back to the 17th century, encompassing the fur trade, British exploration and early settlement, military battles, and intensive agricultural and urban settlement; and,
- offering a diversity of recreational opportunities including traditional uses of the river valley (fishing, hunting and trapping, boating, canoeing, rowing and hiking) and modern day celebrations of its multi-ethnic heritage.4

---

4 The Canadian Heritage Rivers System (CHRS), Thames River. 2011.
PROVINCIAL LEGISLATION AND POLICY CONTEXT

MUNICIPAL ACT
The Municipal Act, is the primary statute that governs the creation, governance and administration of municipalities in Ontario. The Municipal Act grants municipalities the authority to pass by-laws, including by-laws respecting heritage (Section 11 (3) 5.). However Section 14 (2) of the Municipal Act specifies that in a conflict between a by-law and an Act, regulation or instrument where the by-law frustrates the purpose of the Act, regulation or instrument, the by-law will be without effect. Section 14 (2) is an important consideration for an HCD by-law, the purpose of an HCD must be the conservation of cultural heritage values and heritage attributes. The intent of an HCD cannot be for the purpose of regulating matters of planning, design or use addressed by other legislation and processes.

The Municipal Act enables a municipality to establish a program to provide tax incentives for eligible heritage properties (Section 365.2 (1). An eligible heritage property is one that is designated under Part IV of the Ontario Heritage Act, is part of an HCD under Part V of the Ontario Heritage Act, is subject to an easement agreement under Section 37 of the Ontario Heritage Act, is subject to an easement agreement with the Ontario Heritage Trust under section 22 of the Ontario Heritage Act, is subject to an agreement with the local municipality in which it is located respecting the ‘preservation’ and maintenance of the property and that complies with additional eligibility criteria set out in the by-law created by the municipality allowing tax incentives for heritage properties under the Municipal Act.

PLANNING ACT
The Planning Act is the enabling document for municipal and provincial land use planning. This act sets the context for provincial interest in cultural heritage. It states under Part I (2, d) “The Minister, the council of a municipality, a local board, a planning board and the Municipal Board, in carrying out their responsibilities under this Act, shall have regard to, among other matters, matters of provincial interest such as, the conservation of features of significant architectural, cultural, historical, archaeological or scientific interest”. Details about provincial interest as it relates to cultural heritage are outlined in Section 2.6 of the PPS.

The Planning Act specifically addresses archaeological resources in Section 34 (1) 3.3 where it authorizes municipalities to pass by-laws that prohibit the use of land and the erecting, locating or using of any class or classes of buildings or structures on land that is the site of a significant archaeological resource.
Provincial Policy Statement (2014)
The PPS is issued under the authority of Part 1, Section 3 (1) of the Planning Act, which states “the Minister, or the Minister together with any other minister of the Crown, may from time to time issue policy statements that have been approved by the Lieutenant Governor in Council on matters relating to municipal planning that in the opinion of the Minister are of provincial interest”. The Provincial Policy Statement (2014) (PPS) establishes the Province’s land use vision for how Ontarians develop their landscape, create the built environment, and manage land and resources for the long term. Lands within the Study Area are subject to these policies and form a part of that land use vision. The PPS indicates that Ontario’s long-term prosperity, environmental health, and social well-being is dependent on protecting its resources, including its cultural heritage and archaeological resources.

Overall the PPS promotes intensification, redevelopment and compact built form. All aspects of development and planning throughout the province are expected to use coordinated, integrated and comprehensive approaches that relate to everything from managing and promoting growth, to economic development and infrastructure, to natural and cultural heritage. In this respect, to be consistent with the PPS, HCD Plans are required to include appropriate development standards.

Section 1.5 of the PPS recognizes the importance of public spaces, recreational uses, parks, trails and open spaces in achieving healthy, active communities. The Study Area includes Gibbons Park (which has a swimming pool, splash pad, tennis courts and play equipment) and the Thames Valley Parkway. These community amenities promote a healthy active community that fosters social integration and facilitates active transportation. Further, the Thames River’s edge access allows for shared public access to the shoreline as a water-based resource and the valley crossings, parkways and pathways contribute to community connectivity. Within the Study Area there is also a hospital facility. Identifying the open space and park areas within the Study Area and incorporating appropriate development standards for the public spaces within an HCD Plan and Guidelines would be consistent with the intent of the PPS and Ontario Heritage Act in this regard.

Section 1.7 of the PPS speaks to long term economic prosperity. Policy 1.7.1 demonstrates the ways in which long-term economic prosperity can be supported including: “encouraging a sense of place, by promoting well-designed built form and cultural planning, and by conserving features that help define character, including built heritage resources and cultural heritage landscapes”. The designation of a potential HCD in the St. George-Grosvenor Study Area would be consistent with section 1.7.1 of the PPS because it has the potential to enhance and promote cultural planning which could serve to support long term economic prosperity in the City by conserving significant cultural heritage resources and a significant sense of place in the Study Area.

---

5 R.S.O. 1990, c. P.13, s. 3 (1).
7 PPS 2014: 20.
Section 2.6 of the PPS specifically addresses cultural heritage and archaeology. Any proposed implementation mechanisms arising from The St. George-Grosvenor HCD Study are must be consistent with policies in section 2.6:

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.\(^8\)

Significance may be determined using tools developed by the Ministry of Tourism, Culture and Sport; however municipal approaches that achieve or exceed the same objectives may also be used. Significance may already be identified and inventoried by official sources or the significance of built heritage resources or cultural heritage landscapes may be determined after evaluation."\(^9\). An HCD Study is an evaluation to determine if an area merits designation under the Ontario Heritage Act. Designation of an HCD in the St. George-Grosvenor Study Area could serve to conserve significant built heritage resources and significant cultural.

Section 3.1 of the PPS addresses natural hazards by protecting public health and safety, Policy 3.1. requires that new development be directed outside of natural hazard lands. The Study Area includes areas identified in the Official Plan as having potential for natural hazards. These areas include flood zones, riverine erosion hazards and steep slopes. The majority of lands within the Study Area have already been developed; however, any new development will need to be directed outside of these areas to be consistent with the PPS.

In addition, the PPS is clear that works on properties adjacent to any cultural heritage resources must be evaluated to ensure that the heritage attributes will be conserved. Policy enacted at the local level has the ability to manage this change.

---

\(^8\) PPS 2014: 29.

\(^9\) PPS 2014: 49.
ONTARIO HERITAGE ACT

The *Ontario Heritage Act* is directly concerned with cultural heritage conservation within Ontario and enables municipalities and the provincial government powers to conserve Ontario’s cultural heritage. The *Ontario Heritage Act* has provisions for conservation of heritage at the individual property level, as an HCD or through easements. The *Ontario Heritage Act* is administered by the Ministry of Tourism, Culture and Sport (MTCS).

A variety of different types of protections are identified within the *Ontario Heritage Act* each with their own requirements, designation and appeals process. Types of designations pursuant to the *Ontario Heritage Act* include:

- Establish a heritage easement on the property through the Ontario Heritage Trust under Part II Section 10 of the *Ontario Heritage Act*
- Listing a property on a municipal heritage register under Part IV Section 27 of the *Ontario Heritage Act*
- Designation of an individual property under Part IV Section 29 of the *Ontario Heritage Act* by Municipal Council
- Designation of an individual property under Part IV Section 34.5 of the *Ontario Heritage Act* by the Minister of Tourism, Culture and Sport
- Municipal easement on a property under Part IV Section 37 of the *Ontario Heritage Act*
- Designation of an HCD under Part V of the *Ontario Heritage Act*
- Designation of a property for archaeological significance under Part VI Section 52 of the *Ontario Heritage Act* by the Minister of Tourism, Culture and Sport.

A municipality may establish a Municipal Heritage Committee to advise and assist the Council on matters relating to the *Ontario Heritage Act* and other such heritage matters as the Council may specify in a by-law or Terms of Reference for the Municipal Heritage Committee (Ontario Heritage Act Section 28). Former Local Architectural Conservation Advisory Board (LACAC) became Municipal Heritage Committees as a result of the Government Efficiency Act (2002). This change was reiterated in revisions to the *Ontario Heritage Act* in 2005. In London, the London Advisory Committee on Heritage (LACH) is the Municipal Heritage Committee.

A Register under Section 27 of the *Ontario Heritage Act* must include properties designated under the *Ontario Heritage Act*, and may include properties that are not designated but that the Council of a municipality believes to be of cultural heritage value or interest. These properties are commonly referred to as “listed” properties. The only protection conferred to a “listed” property on a Register is the requirement of a 60 day notice of intention to demolish or remove a building or structure on that property. This is intended to provide time for the municipality to determine if there the property demonstrates sufficient cultural heritage value or interest to merit designation under the *Ontario Heritage Act*. 
Individual property designations under Part IV and HCD designations under Part V of the *Ontario Heritage Act* do not require the consent of the Minister of Tourism, Culture and Sport, but require the adoption by by-law of the council of a municipality provided that sufficient provisions have been included in the municipality’s official plan.

An individual property may be designated under Part IV of the *Ontario Heritage Act* if it is determined to satisfy one or more the prescribed criteria, codified in *Ontario Heritage Act* Regulation 9/06 “Criteria for Determining Cultural Heritage Value or Interest.” The successful evaluation of an individual property against these criteria result in the drafting of a Statement of Cultural Heritage Value or Interest and the identification of heritage attributes that support the stated values.

HCDs are designated under Part V of the *Ontario Heritage Act*. “An HCD may comprise an area with a group or complex of buildings, or a larger area with many buildings and properties. It may also comprise an entire municipality with a concentration of heritage resources with special character or historical associations that distinguishes it from its surroundings…. The significance of an HCD often extends beyond its built heritage, structures, streets, landscape and other physical and spatial elements, to include important vistas and views between and toward buildings and spaces within the district. The quality and interest of a district may also depend on the diversity of the lifestyle and the traditions of the people who live and work there”.

There is a two phase approach to HCD designation, an HCD Study and an HCD Plan. The *Ontario Heritage Act* outlines elements that an HCD Study must include, such as:

- Examine the character and appearance of the area that is the subject of the study, including buildings, structures and other property features of the area, to determine if the area should be conserved as an HCD;
- Examine and make recommendations as to the geographic boundaries of the Study Area;
- Consider and make recommendations as to the objectives of the designation and the content of the HCD Plan required under Section 41 (1) of the *Ontario Heritage Act*;
- Make recommendations as to any changes that will be required to the official plan and to any municipal bylaws, including any zoning bylaws (Section 40 (1) (2) of the *Ontario Heritage Act*).

Unlike individual designations, there are no prescribed provincial criteria in the evaluation of a potential HCD. Many municipalities have established their own criteria to assist in the evaluation of the cultural heritage value or interest of an HCD. The City of London has criteria that Municipal Council must consider in the designation of an HCD in section 13.3.1 of the City’s Official Plan. Provided that a municipality has the necessary enabling provisions within its Official Plan, it may designate by by-law the area defined as an HCD and adopt an HCD Plan to guide its change management. An HCD Plan shall include:

---

10 Ministry of Culture 2006a: 5
A statement of objectives to be achieved in designating the area as an HCD;
A statement explaining the cultural heritage value or interest of the HCD;
A description of the heritage attributes of the HCD and of properties in the HCD;
Policy statements, guidelines and procedures for achieving the stated objectives and managing change in the HCD; and,
A description of alterations or classes of alterations that are minor in nature and that the owner of a property in the HCD may carry out or permit to be carried out on any part of the property, other than the interior of any structure or building on the property, without obtaining municipal consent (Ontario Heritage Act Section 41.1(5)).

The requirement of statutory public meetings must also be satisfied before an HCD may be designated (Ontario Heritage Act, Section 41.1(6)). An objection to the designation of an HCD may be appealed to the Ontario Municipal Board within 30 days of notice of intention to designate served to property owners and published in a local newspaper (Ontario Heritage Act Section 41(4)). The final decision of the Ontario Municipal Board is binding.

A property that is individually designated (pursuant to Part IV, Section 29 of the Ontario Heritage Act) may be included within an HCD. The policies of the HCD Plan would prevail with respect to alterations or interventions on the exterior of the property; interior alterations or interventions, if applicable, would remain under the authority of the individual designation. Additionally, in the event of a conflict between the HCD Plan and another municipal by-law that affects the HCD, the HCD Plan shall prevail to the extent of the conflict (Ontario Heritage Act Section 42.1(2)).

No owner of property located within an HCD may alter, without obtaining the applicable permission of the designating municipality, or permit to the alteration, of any part of the property (with the exception of the interior of any structure or building on the property), or erect, demolish or remove any building or structure on the property or permit the erection, demolition or removal of such a building or structure (Ontario Heritage Act Section 41(1)). It is the responsibility of the municipality to ensure those classes of alterations not requiring (or requiring) Heritage Alteration Permits are sufficiently defined within the HCD Plan. The decision of the Council of a municipality or its delegate regarding a Heritage Alteration Permit application must be received within 90 days; Council may consent to the application, consent with conditions, or refuse the application (Ontario Heritage Act Section 42(4)). A Municipal Heritage Committee may be consulted in this process. Property owners have the ability to object to or appeal the refusal or the terms and conditions of a Heritage Alteration Permit. Property owners with property designated pursuant to Part V, Section 41 of the Ontario Heritage Act may appeal a refusal.
ENVIRONMENTAL ASSESSMENT ACT

Under the *Environmental Assessment Act*, “environment” is understood to mean,

a) Air, land or water,

b) Plant and animal life, including human life,

c) The social, economic and cultural conditions that include the life of humans or a community,

d) any building, structure, machine or other device or thing made by humans,

e) any solid, liquid, gas, odour, heat, sound, vibration or radiation resulting directly or indirectly from human activities, or

f) any part or combination of the foregoing and the interrelationship between any two or more of them, in or of Ontario\textsuperscript{11}

Cultural heritage conservation within the *Environmental Assessment Act* ensures that cultural heritage resources will be conserved in municipal projects. Cultural heritage resources with the potential to be affected by a transportation, water or sewage infrastructure projects, for example, will be identified, assessed, and protected from impact by various conservation tools available.

The *Environmental Assessment Act* aims to provide for the protection, conservation and wise management of Ontario’s environment. It applies to public activities including projects undertaken by municipalities, public utilities and conservation authorities. An analysis of the environment through an Environmental Assessment includes evaluation of “cultural conditions that include the life of humans or a community” and “any building, structure, machine or other device or thing made by humans” which includes artifacts, places, buildings and structures considered to be potential cultural heritage resources. Where municipal projects such as transportation, water, or sewer infrastructure projects under Municipal Class Environmental Assessment, may impact heritage structures, cultural landscapes or archaeological sites, these cultural heritage resources are to be identified, assessed and protected from impact.

ONTARIO BUILDING CODE

Under Ontario Building Code (OBC), the *Ontario Heritage Act* is applicable law. In particular, the Chief Building Official cannot issue a permit if it is contrary to applicable law (Section 8 (2) and Section 10(2)) and can issue a conditional permit that does not meet the OBC if it meets applicable law and addition OBC requirements (Section 8 (3)). In the case of properties protected under the *Ontario Heritage Act* the Chief Building Official cannot grant a demolition permit if the property is protected under the *Ontario Heritage Act*. The Chief Building Official can grant a conditional building permit for alterations or renovations to a property protected under the *Ontario Heritage Act* if the work covered under the conditional building permit is consistent with the heritage conservation of the property.

\textsuperscript{11} *Environmental Assessment Act*, Part I S.1.
In Ontario, conservation authorities are public sector organizations with the specific mandate to develop and deliver resource management programs that safeguard watersheds. They are governed by the Conservation Authorities Act, R.S.O. 1990, c. C.27, which is administered by the Ministry of Natural Resources and Forestry. Specifically, conservation authorities carry out programs that serve provincial and municipal interests, including:

- Natural hazard management;
- Flood and erosion control;
- Ice management;
- Flood forecasting and warning;
- Drought/low water program;
- Clean water protection (under the Clean Water Act);
- Provide advice to municipalities on natural hazard management; and,
- Regulate development and other activities in areas affected by water-based natural hazards through a permit process.

Conservation Authorities may make regulations applicable to lands they own regarding construction, reconstruction, erection or placing of a building or structure and may make regulations over changes to buildings or structures that will have the effect of changing the use or potential use of the building or structure. Conservation Authorities may also make regulations about development on hazardous lands under their jurisdiction (Sections 28 and 29 of the Conservation Authorities Act).

Regulations made by a Conservation Authority may impact property designated under the Ontario Heritage Act, however in the event of a conflict the Ontario Heritage Act prevails.

CONSERVATION AUTHORITY POLICY

UPPER THAMES RIVER CONSERVATION AUTHORITY (UTRCA)

The UTRCA takes a watershed approach to planning. The UTRCA was one of the agencies responsible for nomination of the Thames River as a Canadian Heritage River. Section 28 of the Conservation Authorities Act allows conservation authorities to regulate development within their Regulation Limit. The UTRCA takes a long term planning approach intended to give careful consideration to the cumulative effects of human activities on the watershed’s resources. This is intended to ensure resources are used wisely and effectively\(^\text{12}\). The UTRCA has authority over lands within its regulation limit in the Study Area. The regulation limit in the UTRCA is the maximum extent of the riverine hazard limit (which includes riverine flood hazards, riverine erosion hazards and

\(^{12}\) UTRCA, 2006: 1-11
watercourses), plus a 15 metre allowance and wetland boundaries including an area of interference (30 or 120 metres) adjacent to all
wetlands. The regulation limit in the Study Area does not have wetlands and only includes the riverine hazard limit plus 15 metre
allowance. The limit follows the contours of the river valley. The UTRCA identifies natural hazards along the river (Map B1). The
Study Area includes flooding, erosion and slope hazards.

Overall natural hazard goals of the UTRCA include, the protection of life and property from risks associated with natural hazard
processes, ensure no new hazards are created through new development or site alteration and ensure no environmental impacts will
result from development or site alteration in natural hazard areas. Goals of the UTRCA for natural heritage planning include;
protecting natural heritage features and systems from the potentially negative impacts of development and site alteration and to
maintain, restore and enhance the bio-diversity, ecological function and connectivity of natural heritage features and systems in the
watershed.

UTRCA riverine flooding hazard policies allow the construction of replacement structures that include buildings and structures that
have been designated as architecturally or historically important and that have been (recently) demolished or destroyed.
Replacement structures may not be built on remnant foundations and must meet servicing requirements outlined by the UTRCA.

---

\(^{13}\) UTRCA, 2006: 2-2
\(^{14}\) UTRCA, 2006: 2-13
\(^{15}\) UTRCA, 2006: 4-4
Map B1: Regulatory floodline (yellow line) and erosion hazards (brown line) around the Study Area (Courtesy of UTRCA)
CITY OF LONDON POLICY CONTEXT

The City of London has a number of plans and policies that address cultural heritage resources, including: the Strategic Plan for the City of London 2015-2019; the Official Plan (1989), The London Plan (Draft), the City of London Zoning By-law (Z-1, 2011), the London Archaeological Master Plan (1996), the London Cultural Prosperity Plan (2013), the Thames Valley Corridor Plan (2011), London’s Transportation Master Plan Smart Moves 2030 (2013); The Bicycle Master Plan (2005), the London Parks and Recreation Strategic Master Plan (2009), the Richmond Street Corridor Study (1994), the Grosvenor Gate Neighbourhood Character Statement and Compatibility Guidelines and the Site Plan Control By-law; all of which were examined as a part of The St. George-Grosvenor HCD Study.

Strategic Plan 2015-2019

The Strategic Plan was created to establish the City’s vision and set the corporate direction for the future. Within the document there are several references made to the importance of heritage conservation. The Building a Sustainable City Section of the Strategic Plan looks to, “protect and promote London’s Thames Heritage River status and protect and celebrate London’s heritage for current and future generations” and the Growing Our Economy Section of the Strategic Plan looks to, “invest more in heritage restoration, brownfield remediation, urban regeneration, and community improvement projects through community improvement plans and the London Plan”.

The goals of the Strategic Plan are largely implemented through the creation of other plans, studies, policies and documents that further explore these goals, such as The London Plan (draft), the London Strengthening Neighbourhoods Strategy, the Cultural Prosperity Plan, the Museum London Strategic Plan, the Heritage Bridge Preservation Strategy, the Thames Valley Corridor Plan, the Public Art Strategy, HCD plans and many others. Many of these plans are specific to a certain area or to a certain topic. Selections of relevant documents are described in the subsections that follow.

Official Plan (1989)

Planning Framework:
Policy statements in the Official Plan (OP) describe the City’s strengths as being, “our people, heritage, diverse economy, strategic location, land and resources” and one of the City’s main goals is to “define and strengthen the city’s unique identity”. The OP also promotes the maintenance and enhancement of natural, cultural and built heritage resources. HCDs in particular contribute to the achievement of the heritage, urban design and creative city goals outlined in section 2.14.1, 2.14.2 and 2.15.1 of the OP. The

\[16\] City of London, 2015a: 14.
\[17\] City of London 2015a: 17.
\[18\] City of London. 1989: Section 2.1.2.
heritage goal of the OP (Section 2.14.1) is “to promote the conservation of the City’s historical, architectural, archaeological, cultural and natural heritage resources and to enhance the contribution of these resources to the form and character of the City”\(^\text{19}\)

The OP contains a series of strategies that are particularly relevant for HCD Studies:

Section 2.14.3, strategies to pursue heritage goals:

i) identify heritage resources and establish priorities for their protection and acquisition;

ii) promote public awareness of heritage resources and values, and encourage owner interest in the protection and improvement of identified heritage resources through the involvement of the London Advisory Committee on Heritage;

iii) implement and maintain the City of London **Archaeological Master Plan**; and

iv) incorporate heritage resource identification and impact evaluation into the preparation and review of secondary plans and major development proposals within the urban area.\(^\text{20}\)

Section 2.14.4, strategies to pursue urban design goals:

ii) prepare urban design guidelines that are appropriate for the City of London. Where appropriate, these guidelines may be specific to the various communities that comprise the municipality.\(^\text{21}\)

Section 2.15.2, strategies to pursue creative city goals:

iv) support the retention of London’s unique neighbourhoods;

vii) promote the retention, rehabilitation and reuse of our built heritage resources; and

viii) preserve and enhance our natural heritage resources.\(^\text{22}\)

Designation of an HCD is one method for the City of London to work towards these strategies.

Through policies in the OP, the City of London has established specific criteria for the determination of an HCD (Section 13.3.1). The criteria considered by Municipal Council in evaluating a potential HCD for designation under the **Ontario Heritage Act** include:

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;

\(^\text{19}\) City of London 1989
\(^\text{21}\) City of London. 1989.
\(^\text{22}\) City of London. 1989.
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 an HCD, but which collectively are significant to the community.\(^{23}\)

Further to these criteria, after an HCD has been created, the erection, alteration, demolition, or removal of buildings or structures within the HCD will be subject to provisions of the *Ontario Heritage Act* and any HCD plan. Section 13.3.4 states that 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”.\(^ {24}\)

Section 13.3.6 of the OP establishes policies specifically regulating HCDs. According to these policies, the character of the HCD shall be maintained by encouraging the retention of existing structures and landscape features.\(^ {25}\) The policies also state that the design of new development should complement the prevailing character of the area and that the guidelines and intent of any HCD Plan shall be regarded.\(^ {26}\) Moreover, development on adjacent lands is encouraged to be sensitive to the characteristics of the HCD.

Regarding archaeological resources, policies have been included in the OP that facilitate efforts to preserve and excavate archaeological resources. Changes to the *Ontario Heritage Act* in 2005 and the 2014 update to the *Provincial Policy Statement* regarding archaeology will be addressed in *The London Plan* (Draft 2015) and in the review of the *Archaeological Master Plan* (ongoing, 2016).

**St. George/Grosvenor Neighbourhood:**

Section 3.5.3 of the OP outlines the site specific policies for the St. George/Grosvenor Neighbourhood which is bounded by Waterloo Street on the east, Oxford Street East on the south, the Thames River on the west, and Victoria Street on the north. The intent for this neighbourhood is to remain predominantly low density, low-rise residential.

Within the St. George/Grosvenor Neighbourhood there are specific policies for particular areas. These policies, in section 3.5.3, speak to the permitted uses and the intended development pattern of the area.

i) On the north side of Oxford Street East, between the Thames River and Waterloo Street and on Richmond Street, between Oxford Street East and Sydenham Street permitted uses include multi-family, high density residential and medium-rise office development.

i) On the north side of St. James Street between St. George Street and the Thames River multi-family, medium density residential development is permitted. It is anticipated that most development proposed in this area will be conversions of residential uses but there may also be some redevelopment to new medium density residential dwellings.

ii) Office conversions are permitted within the area along Richmond Street, between Grosvenor Street and Oxford Street, and along Oxford Street, between the Thames River and Adelaide Street. The properties along the west side of Richmond Street, between Grosvenor and Cromwell, may be temporarily converted to offices to accommodate the transitional needs of St. Joseph’s Health Centre during the reconstruction of St. Mary’s Hospital, and those conversions shall be permitted by way of a temporary use by-law. Office conversions are not permitted in any other areas within the St. George/Grosvenor Neighbourhood.

iii) Lands within the area bounded by St. George Street on the east, St. James Street on the south, the Thames River on the west, and Grosvenor Street on the North are subject to the Grosvenor Gate Neighbourhood Character Statement and Compatibility Guidelines. The St. George-Grosvenor HCD Study Area and the St. George/Grosvenor Neighbourhood as defined by the OP do not match up exactly; the HCD Study Area is approximately the western half of the St. George/Grosvenor Neighbourhood area and the HCD Study Area includes several properties north of Victoria Street that are outside of the St. George/Grosvenor Neighbourhood boundary. Specific policies in the OP for Multi-Family, High Density Residential, Multi-Family, Medium Density Residential and Office Conversions in the St. George/Grosvenor Neighbourhood apply to parts of the HCD Study Area.

Land Use:
The OP identifies a variety of land uses within the Study Area (see Map B2). There are several residential designations within the Study Area in addition to Regional Facility and Open Space designations. Adjacent to the Study Area, across Oxford Street East, the lands are predominantly designated Main Street Commercial Corridor. To the west is the Thames River and to the north and east of the Study Area are properties designated for low density residential development with a small portion allotted for medium density development to the south east. The following will provide a general description of each designation within the Study Area and outline the various land uses permitted within each.

Map B2: Land Use map around Study Area
Residential Land Uses

Most of the properties in the Study Area are Low Density Residential. The policies applicable to this designation are contained in Section 3.1.2 of the OP. One of the objectives of this designation is to enhance the character and amenities of residential areas by directing higher intensity uses to where existing land uses are not adversely affected. The permitted uses in this designation include: single detached, semi-detached, and duplex dwellings. Multiple-attached dwellings such as row houses or cluster houses and other types of residential intensification may be permitted subject to certain provisions outlined in Section 3.2. Within the low density residential designation, under Section 3.2.3.6, residential intensification projects will be encouraged to preserve and upgrade buildings considered by Municipal Council to be of cultural heritage value or interest. Where designated buildings of cultural heritage value or interest are incorporated into a project, the density of the residential intensification development may be increased through bonusing provisions contained in policy 19.4.4 of the OP. Such projects will be required to meet all criteria listed in policy 3.2.3 and 3.7.2.1 of the OP.

Bonusing provisions in Section 19.4.4 for height and density are to be reasonable in terms of their cost/benefit implications, must result in a benefit to the general public and should not result in a scale that is incompatible or a capacity that exceeds available municipal services. Supporting “the preservation of structures and/or districts identified as being of cultural heritage value or interest by the City of London, in consideration for their designation under the Ontario Heritage Act” is a public benefit (Section 19.4.4 ii g).

Section 3.2.3 contains policies pertaining to residential intensification, recognizing that it provides opportunities for the efficient use of land and encouraging compact urban form. Residential intensification may be permitted in Low Density Residential designations through an amendment to the Zoning By-law. These types of projects are to use innovative and creative urban design techniques to ensure that the development is compatible with the surrounding neighbourhoods. Site specific amendments to the Zoning By-law to allow dwelling conversion within primarily single detached residential neighbourhoods are discouraged under policy 3.2.3.2. However, some areas within the Low Density Residential designation may be zoned to permit the conversion of single detached dwellings to add an additional unit.

Proposed residential intensification is required to be accompanied by a Neighbourhood Character Statement as per Section 3.2.3.3 of the OP. The statement would include an inventory of the urban design characteristics of structures and the natural environment within the neighbourhood. This tool is effective in assessing the appropriateness of a proposed change and the implications on the character of the neighbourhood. Section 3.2.3.4 of the OP requires a statement be composed to demonstrate that the project is

sensitive to, compatible with, and a good fit within the existing neighbourhood based on existing built form, massing and architectural treatments. Proposed intensification is subject to a public site plan process with exceptions outlined in Section 3.2.3.5 of the OP.

OP policies state that the Zoning By-law may limit the number of units that may be contained in a converted dwelling and specify minimum requirements for lot area, frontage and gross floor area for the dwelling to be converted, and minimum gross floor area for the unit to be converted. Although projects should conform to the Zoning By-law regulations, there may be instances where minor variances are warranted based on site configuration and development constraints. Proposed consents are required to be in keeping with the established lot pattern of the surrounding area in terms of frontage, depth, size and configuration.

The Scope of Planning Impact Analysis, described in Section 3.7.2 is to be undertaken by municipal staff for OP amendments and Zoning Amendments. One of the criteria to be considered as a part of the analysis is the compatibility of proposed uses with surrounding land uses and the likely impact of the proposed development on present and future land uses in the area.

Regional Facility
The Mount Hope Centre for Long-Term Care – St. Joseph’s Health Care London is located within the Study Area designated as a Regional Facility in recognition of its institutional use which serves a regional health care function.

Open Space
A large portion of the Study Area is within the Open Space land use designation and subject to the policies of Section 8A.2. Open Space lands are limited to non-intensive uses such as: public and private spaces; floodplain lands; lands susceptible to erosion and unstable slopes natural heritage areas recognized by Municipal Council as having city-wide, regional, or provincial significance; lands that contribute to important ecological functions; and, lands containing other natural physical features which are desirable for open space use or ‘preservation’ in a natural state.

Public access to Open Spaces areas is to be provided where possible so long as such access will not have a negative effect on ecological functions. Public access to shorelines of the Thames River is encouraged where there is no danger to public safety and where natural features and ecological functions can be protected.33

Natural Heritage Features
There are natural heritage features identified within the Study Area including: woodlands, significant corridors, wetlands; and, the “big-picture” meta-cores and meta-corridors. Natural heritage features within the Study Area, or adjacent to the Study Area, run along the border of the Thames River. See Map B3 showing Natural Heritage Features.

Map B3: Natural Heritage Features around the Study Area
Woodlands
A small portion of the Study Area, at the northwesterly limit of the site is designated as woodland which is a general term that refers to areas occupied by naturalized woodland edges, forested areas, trees and woodlots. According to policies outlined in Section 15.4.5, woodlands that are not deemed to be “significant” are to be retained for public use as open space or park space, which is the case for the woodland area within the Study Area.34

Significant Corridors
The significant corridor identified within the Study Area runs along the Thames River. According to Section 15.4.6, these corridors contain important natural features and ecological functions including natural habitat, linking natural systems, and facilitating species richness. More specifically the Study Area contains significant river, street and ravine corridors which has a minimum undevelopable buffer zone width of 30m on either side of the watercourse measured from the high water mark.

Unevaluated Wetlands
There is one unevaluated wetland within the Study Area. As described in Section 15.4.2, wetlands provide habitat for plants, fish and other wildlife that are dependent on the presence of the wetland and provide a number of other ecological functions essential to water flow regulation and groundwater recharge.35 Municipal Council has the discretion to request that any unevaluated wetlands identified in a secondary plan, environmental study or Environmental Impact Study, be evaluated by qualified persons in accordance with the Wetlands Evaluation System for Southern Ontario.36

Big Picture Meta-Cores and Meta-Corridors
A portion of the Study Area is within a Big Picture Meta-Core and Meta-Corridor. The intent of this delineation outlined in Section 15.4.12 of the OP is to identify areas for potential naturalization that will form a part of the natural heritage systems that extend beyond City of London limits. Although these big picture concepts and stewardship initiatives should be considered for parts of the Study Area, the Big Picture Meta Core and Meta-Corridor are not components of London’s Natural Heritage System.

Maximum Hazard Line
The Maximum Hazard Line represents the general extent of combined natural hazards associated with the flood plain, areas of unstable or organic soils and steep slopes, including steep slopes outside of the Riverine Erosion Hazard Limit. It is subject to interpretation and refinement without an amendment to the OP, to reflect changes that have been enacted by the Conservation Authority having jurisdiction.37

---

Natural Resources and Natural Hazards
There are two main natural resources and natural hazard features identified on Schedule B-2 (illustrated on Map B1, page 11) that are within the Study Area: floodplains and steep slopes.

Regulatory Floodline
The approximate boundary of the flood plain is within the lands below the regulated flood line shown on Map B1. This delineation may help to identify and develop particular requirements for future development within the flood prone areas of the Study Area.

Steep Slopes Outside the Riverine Erosion Hazard Limit
Within the Study Area there is a riverine system. According to section 15.7.1, ravine erosion is the natural movement of watercourses and valley slopes due to erosion which can be aggravated by human activities. The riverine erosion hazard present within the St. George-Grosvenor HCD Study Area is a confined system which means that the physical presence of the valley corridor containing the system is visibly discernable. New development is required to be directed away from lands subject to riverine erosion hazards.

Conservation Authority Regulation Limit
The Conservation Authorities regulation limit represents the outer limit of all potential hazards. The limit includes a 15 metre wide buffer adjacent to riverine systems and an area of 30 to 120 metres adjacent to wetlands. Within the regulation limit, site alteration and development is subject to approval or conditional approval by the Conservation Authority and to approval by the City Engineer.

Zoning By-law
A review of the existing zoning of properties within the Study Area identified several different zones, including many site-specific zones, as shown on Map B4. These zones generally implement the policies of the Official Plan, as described above. The various zones found throughout and immediately surrounding the Study Area demonstrates the planning program that has shaped the recent development of the Study Area.

The following zones are included within the Study Area:

---

• Residential Zone 1 (R1)
  o R1-4(7)
  o R1-5(4)
  o R1-6(2)
  o R1-7(2)PR
• Residential Zone 2 (R2)
  o R2-2(7)
  o R2-2(9)
• Residential Zone 3 (R3)
  o R3-1
  o R3-1H15
  o R3-2,h-5
  o R3-2(3)
  o R3-3(2)
• Residential Zone 8 (R8)
  o R8-4
• Residential Zone 9 (R9)
  o R9-3
  o R9-3H12
  o R9-7H45
  o R9-7H15
  o R9-7(5)H15
• Residential Zone 11 (R11)
• Office Residential (OR) Zone
  o OR2
  o OR2(1)
  o OR2(2)
• Office Conversion (OC) Zone
  o OC1,
  o OC6
  o OC6(4)
• Restricted Office (RO) Zone
  o RO2
  o RO2(5)
  o RO2(25)
• Regional Facility (RF) Zone

The following zones are immediately surrounding boundaries of the Study Area:

• Residential Zone 1 (R1) [-4(7), -5(4), -6(2), -7(2)]
• Residential Zone 2 (R2) [-2(7), -2(9)]
• Business District Commercial Zone, BDC(1)
• Neighbourhood Facility (NF) Zone [1(14)h-5 B-24]
• Day Care (DC) Zone

The regulations and permitted uses for or each of these zones can be found in the Zoning By-law.
Map B4: Zoning
Zoning within the Study Area is under Open Space, Residential, Regional Facility, Office Residential, Office Conversion, Restricted Office and several Holding Zones.

Gibbons Park and areas along the Thames River are zoned as Open Space (4), a restrictive variation under physical and environmental constraints. This zone is restricted to low impact recreational facilities and subject to the Conservation Authorities Act. Buildings and structures in Gibbons Park, in the London Life Recreation Grounds and one property on Oxford Street East are subject to this zone.

The majority of the properties in the Study Area are under various low density residential zones permitting single detached homes through triplex and four-plex dwellings. This zoning serves to maintain the character of the area by limiting opportunities for larger buildings out of scale with the context of the area and promotes the retention of and infill with buildings of similar scale as existing buildings in the area. These zones can be found throughout the Study Area.

Residential zones for medium and high density can be found along Oxford Street East along the southern edge of the Study Area and in the block between St. James Street, Grosvenor Street, and St. George Street. Many of these properties have later 20th century and 21st century buildings on them already with greater height and higher density than buildings on the surrounding streets in the Study Area. Some historic buildings consistent with lower density parts of the Study Area exist in these zones.

The Study Area contains a property, the Mount Hope centre for Long Term Care, which is zoned as a Regional Facility. The regional facility zone is for institutions.

The Regional Facility and medium and high density Residential zones in the block between Grosvenor Street and St. James Street effectively cut the Study Area in half, separating the low density residential areas from each other in terms of use and form.

The eastern sections of Oxford Street East and the southern section of Richmond Street within the Study Area hold Office Conversion, Office Residential and Restricted Office zones. Several of the uses in Office Conversion zones include medical uses such as clinics and doctors' offices. These zones and temporary office conversion zones along Richmond Street support the hospital and long term care facility areas in and around the Study Area. These more commercial uses are a departure from most of the zoning in the Study Area and fall along the major roads bounding the Study Area. Office Conversion aims to retain the residential built form while allowing commercial use. Office Residential may have a more commercial built form but requires residential use along with commercial use maintaining a residential character to the zone and Restricted Office allows commercial activity in residential areas. These zones allow more varied use of properties along the Richmond Street and Oxford Street East corridors in the Study Area but support the primarily residential character of the broader area. These zones also serve as a buffer between more intense commercial zones to the south. Commercial and office uses are only permitted along Oxford Street East and Richmond Street within the Study Area.
There are numerous zone categories and site specific zone classifications within the Study Area. The following summary outlines the general intent and permitted uses for each of zone.

**Residential Zones:**
The Residential R1 Zone is the most restrictive residential zone. The only permitted use in this zone is the single detached dwelling. Within the Study Area there are R1 zone variations 4 through to 7. These variations are intended to be applied primarily to single dwelling units. Each of the zone variations also has a special provision that applies to the properties’ unique or existing condition that are not standard for the R1 Zone.

The Residential R2 Zone is less restrictive than R1. The R2 zone permits low density residential development including: single detached dwellings, semi-detached dwellings, duplex dwellings and converted dwellings (maximum 2 dwelling units). The R2 zoned land within the Study Area include properties with R2 variation 2 in addition to special provisions for each of the properties.

The Residential R3 Zone permits low to medium density residential development including: single detached dwellings, semi-detached dwellings, duplex dwellings, triplex dwellings, four-plex dwellings and for the conversion of existing dwellings. Zone variations 1 to 3 can be found within the Study Area. Variation 1 deals with existing inner-City smaller lot developments and newer developments where off-site amenities are present. Variations 2 and 3 are intended to be used through the low to medium-low residential developments.

The Residential R8 Zone permits medium density development in the form of low rise apartment buildings which will vary in form depending on adjacent land uses but overall shall not exceed 16 metres in height. More specifically the permitted uses for the zone include: apartment buildings, handicapped person’s apartments buildings, lodging house class 2, stacked townhouses, senior citizen apartment buildings, emergency care establishments, and continuum-of-care facilities. Variation 4 of the R8 Zone is differentiated from the other variations based on its coverage and density.

The Residential R9 Zone permits medium and higher density residential developments in the form of apartment buildings which includes: apartment buildings, lodging house class 2, senior citizen apartment buildings, handicapped persons apartment buildings and continuum-of-care facilities. Variations and special provisions also apply to the properties within the Study Area that are zoned R9.

The Residential R11 Zone provides for and regulates lodging houses including boarding houses, fraternity houses and sorority houses. There are no variations to the R11 Zone within the Study Area.
**Office Residential:**
The Office Residential Zone provides for and regulates offices and residential uses within mix-use buildings. These zones are typically found in areas between the Downtown and nearby residential neighbourhoods. The general permitted uses for this zone include: office-apartment buildings, group home type 2, lodging house class 2, offices, and medical/dental offices. Additional associated uses may be permitted through the use of zone variations.

**Office Conversion:**
The Office Conversion permits the total and partial conversion of existing residential to office uses. The uses have been differentiated on the bases of function, intensity and potential impacts. Within the Study Area there are two different OC zones; OC1 and OC6. The OC1 Zone accommodates office conversion in areas where the Official Plan policies require that a residential component be maintained in the structure by requiring the retention of at least one dwelling unit in the existing building, whereas the OC6 Zone provides for choice of uses within the existing building.

**Restricted Office:**
The Restricted Office Zone permits new office uses outside the Downtown area in small-scale office buildings primarily in areas designated Multi-Family Medium Density or High Density Residential. The variations in the zone differentiate based on their function, intensity and potential impacts.

**Regional Facility:**
The Regional Facility Zone permits large institutional type facilities which serve a regional function including adult secondary schools, ancillary residential and/or hostels, places of worship, commercial parking structures or lots, commercial schools, community colleges, day care centres, elementary schools, emergency care establishments, group home type 2, hospitals, institutional uses, libraries, nursing homes, private schools, recreational buildings, secondary schools, stadia, supervised residences and universities.

**Additional Zone Symbols:**
Several of the zones in the Study Area are labeled with specific symbols which represent a number of variations that apply to that particular property. The following summary discusses the meaning of all additional symbols that can be found within the Study Area.

Height “H” – The H symbol is shown in conjunction with the properties existing zoning to specify the maximum height in metres permitted on the specific lands.

Holding “h” Zone – Within the Study Area there are a number of the properties within the h-5 Zone. The purpose of this specific holding zone is to ensure that development takes a form compatible with adjacent land uses, agreements shall be entered into following public site plan review specifying the issues allowed prior to the removal of the “h-5” symbol.
In addition to addressing compatibility, it is worth mentioning that “h” zones can also be added to properties to help ensure historically significant buildings and structures have been identified. Examples of this type of zone can be found in section 3.8.2 of the Zoning By-law. Holding provision h-9 is a good example of this type of zone and consists of the following:

“To ensure that buildings and structures that have been identified by the City as historically significant and that are being actively pursued for a designation under the Ontario Heritage Act are not negatively impacted by development or redevelopment of the site or buildings, and to ensure that the development or redevelopment is in a form compatible with the heritage buildings, the following conditions must be satisfied prior to the removal of the holding provision:

i. The site and/or building and/or portions thereof must be designated under the Ontario Heritage Act by the City of London;

ii. The site, buildings or portions thereof must be subject to an easement or easements to provide for municipal services, heritage preservation and conservation in favour of the City of London and to the satisfaction of the City of London;

iii. The affected lands will be subject to Site Plan Control under Section 41 of the Planning Act, R.S.O. 1990, c. P.13, and a development agreement must be entered into by the owner of the subject lands and the City of London; (Z.-1-94236)

iv. A density bonusing agreement must be entered into with the City of London to permit additional development on the site in exchange for retaining and preserving the heritage resources on the subject lands;

v. The “h-9” symbol shall also be treated as a temporary use provision under Section 38 of the Planning Act, R.S.O. 1990, c. P.13 and shall be applicable for a maximum of two years from the date of enforcement of this By-law; and (Z.-1-94236_)

vi. If the City has not initiated obtaining a designation under the Ontario Heritage Act within the time period identified, the holding provision is no longer applicable.”

Similar examples can be found in holding zones h-13 and h-41 which set out to ensure the protection and preservation of the City’s cultural heritage resources, and to ensure that new development and redevelopment does not affect the integrity or result in the destruction of the City’s cultural heritage resources. These provisions set out specific conditions outlining the works that must be

---

completed in order to remove the holding. An example of a holding provision that speak specifically to the assessment of archaeological resources prior to development can be found under h-18.

**The City of London Archaeological Master Plan**

The City of London *Archaeological Master Plan* (AMP) is a Guideline Document to the OP. The AMP is intended to ensure the identification, evaluation and conservation of archaeological resources in London through effective long-range planning. The AMP includes procedures and protocols to enhance the protection of archaeological resources while expediting the development plan review process. Potential for archaeological resources informs the implementation of the AMP. The AMP’s Archaeological Potential Model determined that approximately 45% of the City has high to moderate potential for archaeological resources and is intended as an easily interpreted guide showing planning staff where archaeological sites are likely to be found in the City.

Archaeological assessments may be required for the following applications:

- Plans of Subdivision;
- Official Plan Amendments;
- Zoning By-Law Amendments;
- Temporary Use By-Laws;
- Consents; and,
- City of London development projects are reviewed by planning staff for their potential impact on archaeological resources.

If any part of a proposed development area demonstrates archaeological potential the entire property must be assessed. A large section of the Study Area has areas of archaeological potential identified by the AMP.

Changes to the *Provincial Policy Statement* (2014) strengthening requirements for archaeological conservation has implications for the effectiveness of this plan.

**Cultural Prosperity Plan 2013**

The *Cultural Prosperity Plan* (CPP) provides a collective vision and direction for culture in London. One of the many aspects of the City’s culture, historic architecture, tells the City’s unique story and contributes to its identity. The CPP states that more should be done to preserve, enhance, and promote these important cultural assets and that London’s extensive built heritage assets should be promoted strategically to build greater recognition that the City has one of Canada’s most significant inventories of heritage.

---

43 City of London, 2013a: 44.
buildings. The CPP identifies neighborhoods as drivers of the City’s cultural identity and one of the places where Londoners experience culture most often.

The CPP establishes a strategic direction to leverage London’s cultural assets. Proposed actions to advance cultural heritage conservation and maintenance relevant to a potential HCD include:

- Develop a strategy to promote the adaptive re-use of existing built heritage assets
- Ensure maintenance, revitalization, and funding of municipal heritage structures and facilities are a municipal priority
- Develop a strategy for Emergency Management / Risk Standards to be carried out for City of London owned historic buildings and properties
- Engage the community in the advancement of community heritage conservation
- Develop a heritage conservation strategy

Action to promote London’s natural heritage assets, important for a potential HCD in the Study Area includes:

- Promote London’s natural heritage assets by providing a stronger connection between existing green spaces (including parks) and built resources.

**Thames Valley Corridor Plan**

The *Thames Valley Corridor Plan* (TVCP) recognizes that the Thames River has played a significant role in the development of south-western Ontario. It was recognized as a Canadian Heritage River in 2000. The TVCP was established to enhance recreational opportunities and preserve heritage assets. A large portion of the Study Area is within or adjacent to the corridor boundary and should be taken into consideration when establishing appropriate HCD policies. Map B6, page 31 illustrates key features from the TVCP in the Study Area.

The main objectives of the TVCP are to:

- establish a continuous corridor;
- preserve and enhance natural features and cultural heritage;
- develop guidelines and policies; and,
- to determine compatible recreational uses.

---

44 City of London, 2013: 32.
45 City of London, 2013: 45.
46 City of London, 2013: 34.
47 City of London, 2013: 34.
Other key strategies relevant to a potential HCD listed in the TVCP include enhancing the City’s heritage character through the preservation of historic buildings and structures within and adjacent to the Thames Valley Corridor. It is recommended, under section 3.2 Celebration, Recreation, Leisure and Tourism, that the City continue to protect and integrate cultural heritage using conservation tools including heritage impact assessments, conservation plans, community improvement plans, secondary plans, special zoning by-laws, and site plan controls.
Map B5: Map illustrating key features from the Thames Valley Corridor Plan around the Study Area
Smart Moves London 2030: Transportation Master Plan

Smart Moves London 2030 Transportation Master Plan (TMP) is a long-term transportation strategy for the City of London created to guide transportation and land use decisions to 2030. The TMP focuses on improving mobility for residents of the City by providing viable transportation choices through all modes of travel.

The TMP recognizes that as the rapid transit system develops, detailed study will be necessary to refine design parameters for the various corridors in terms of general traffic, cyclists, pedestrians, landscaping, and street-related activities. A number of corridor sections have been identified as requiring special study because of their particular environment including a section of Richmond Street between Oxford Street East and Huron Street which falls within the Study Area. The TMP explains that it will be necessary to resolve local conditions where the right-of-way is “constrained by its inherent narrowness, by the presence of mature trees, unique heritage, or other distinct urban character”.

Baseline Road Network Improvements planned for London (Map B6 page 33) which includes transportation improvements on Richmond Street and Oxford Street East may impact a potential HCD in the Study Area. Richmond Street in the Study Area has been identified as a corridor that would benefit from “Optimization/Transit Priority” and Oxford Street East would benefit from widening for Bus Rapid Transit (BRT) support.

“Optimization/Transit Priority” routes are corridors, including the Richmond Street Corridor, that are highly constrained because the existing built form limits opportunities for road widening. Optimization of these corridors will be focused on intersection improvements, turning lanes, and transit priority measures such as high-occupancy vehicle (HOV) lanes and queue-jump lanes at intersections. Along Richmond Street, within the Study Area, there are three proposed queue-jump lanes for the BRT route as shown in Map B6. The TMP specifically states that the intersection of Oxford Street East and Richmond Street should have high priority.

Map B6 shows a queue-jump lane proposed at the intersection of Talbot Street and Oxford Street as well as the intended location for road widening to support BRT along Oxford Street East. Road widening projects have typically been directed to areas where transit cannot compete as well with vehicular travel due to the dispersed nature of the destinations or the overall lack of density. In order to enable full implementation of the BRT dedicated lanes by 2020, all road widening projects are being given top priority. Should an HCD be designated within the Study Area, the HCD Plan and Guidelines should account for road improvements along Richmond Street and Oxford Street East.

50 AECOM, 2013: 2-5.
51 AECOM, 2013: 2-6.
52 AECOM 2013: 3-33.
53 AECOM, 2013: 3-10.
54 AECOM, 2013: 3-32.
55 AECOM, 2013: 3-32.
Map B6: Baseline Road Network improvements and proposed Queue Jump Lanes to support Bus Rapid Transit within the St. George-Grosvenor HCD Study Area.
Bicycle Master Plan
The Bicycle Master Plan: A Guideline Document for Bicycle Infrastructure In the City of London is a long term vision to facilitate and co-ordinate the efforts of various city departments in the creation and enhancement of recreational and commuter cycling routes. The Bicycle Master Plan is part of the governing framework for the Study Area but does not have an impact on the potential designation of an HCD.

Parks & Recreation Strategic Master Plan
The Parks & Recreation Strategic Master Plan (2009) is a long-term sustainable strategy for managing municipal parks and recreation resources and guides decisions regarding programs and services, recreation facilities, parks infrastructure and related community investment through to 2027. The Parks & Recreation Strategic Master Plan identifies Gibbons Park as a “City-wide” or “Regional” park that can attract visitors, local residents and tourists. Recommendations in this plan encourage prioritizing park re-development in City-Wide or Regional parks, balancing environmental integrity while committing to ongoing enhancements through the addition of amenities, upgrades and through promotion. The Parks & Recreation Strategic Master Plan is part of the governing framework for the Study Area but does not have an impact on the potential designation of an HCD.

Richmond Street Corridor Study (1994)
The Richmond Street Corridor Study (1994) was developed by the Planning Division to provide Municipal Council with a document that describes the planning process and rational underlying OP policies for the Richmond Street Corridor. The Richmond Street Corridor Study recognizes that the Richmond Street Corridor is an area of London under pressure for development. The corridor for the purposes of Richmond Street Corridor Study is defined as lands fronting Richmond Street, between Oxford Street East and the North Branch of the Thames River.

The Richmond Street Corridor Study examined land use and density along the corridor along with transportation and heritage considerations and demonstrated that the City has planned for and has been consistent in applying planning policy from the OP to the corridor.

The Richmond Street Corridor Study recognizes three distinct zones along the Richmond Street Corridor based on land use and character.

59 City of London Planning Division. Richmond Street Corridor Study. 1994b: 1.
The first zone, from Oxford Street East north to Grosvenor Street is a mix of residential, commercial and institutional uses; with many single-family detached homes which have been converted to office uses and multiple residential units, an apartment complex and institutions including the St. Joseph’s Health Centre and St. Mary’s Hospital complex. The Richmond Street Corridor Study notes that most structures in this zone retain their residential character even after conversion to commercial use.\footnote{City of London 1994b: 10.}

The second zone, from Grosvenor Street to Parkdale Avenue, contains mostly single family detached dwellings; having several contiguous blocks of low density residential structures.\footnote{City of London 1994b: 12.}

The third zone, from Parkdale Avenue to the Thames River, is also identified as a residential area but with the majority of the high density residential uses for the area including several apartment buildings.\footnote{City of London 1994b: 12.}

The Richmond Street Corridor Study examined cultural heritage resources along the Richmond Street Corridor and found that 22% of the building stock along the Richmond Street Corridor had some level of cultural heritage value.\footnote{City of London 1994b: 17-19.} The Richmond Street Corridor Study also found that a section of the Richmond Street Corridor, the west side of the street between Oxford Street East and Victoria Street, had been identified in Heritage Places as part of a potential HCD based on information and practices at the time of the preparation of the Richmond Street Corridor Study. The Richmond Street Corridor Study found that the cultural heritage resources along Richmond Street, while individually valuable, do not collectively meet the criteria set out in Section 13 of the OP for HCDs and that individual preservation of heritage resources along the Richmond Street Corridor is the more appropriate method of preservation.\footnote{City of London 1994b:20.}

The Richmond Street Corridor Study identified Richmond Street as a gateway to the University of Western Ontario and to the City’s downtown and stated that the Richmond Street Corridor must be “appropriately planned to portray and present a desirable image of London to those entering the City”.\footnote{City of London 1994b: 22.}

The Richmond Street Corridor Study found that Municipal Council has upheld planning that ensures the stability of the corridor as a residential area and positive gateway into the City. The Richmond Street Corridor Study recommended that Council reaffirm its intention to preserve the low density residential character of the corridor while providing limited and pre-planned opportunities for more intense land uses and that Municipal Council reaffirm OP policies for the corridor.\footnote{City of London 1994b: 24.}
Grosvenor Gate Neighbourhood Character Statement and Compatibility Guidelines

The Grosvenor Gate Neighbourhood Character Statement and Compatibility Guidelines (2012) are applicable to a small portion of the Study Area. The lands are bounded by Grosvenor Street to the north, St. James Street to the South, St. George Street to the east and the Thames River on the west (Map B7); they apply to properties with the civic addresses 1 and 9 Grosvenor Street; 291, 295 and 301 St. George Street; 124, 140 and 150 St. James Street.

The Grosvenor Gate Neighbourhood Character Statement and Compatibility Guidelines were developed in response to two severance applications to create Sites A, B, and C (as shown in Map B7) to facilitate future development of the subject lands. The Grosvenor Gate Neighbourhood Character Statement and Compatibility Guidelines are intended to provide direction for future development proposals within the subject area. Public site plan review is also applicable to all development applications within the subject area.

Site design, building design and landscape design guidelines are intended to maintain the architectural character of the neighbourhood and serve to integrate new development into the existing streetscapes and neighbourhood.67

Map B7: Properties within the Study Area subject to the Grosvenor Gate Neighbourhood Character Statement and Compatibility Guidelines.

Site Plan Control By-law

All lands within the City of London are deemed to be a Site Plan Control Area under the provisions of the Planning Act. The Site Plan Control By-Law as consolidated in September 2015 is used in the City of London to regulate environmental concerns and compliance with setback, scale, and form of development. Site Plan applications are required for all development proposals in the City of London, with the exception of single detached houses, semi-detached dwellings and duplex dwellings (or any additions/alterations thereto).

Section 2 of the Site Plan Control By-law sets out policies to help guide the massing and conceptual design of new development. Section 2.3.1b, addresses community identity and suggests achieving this identity by making public view more evident or interesting by giving access to vantage points and maintaining views of churches, heritage buildings, bodies of water, distant hills, open spaces and bridges. 2.1.3c states that buildings should where possible reinforce the prevailing street pattern. Section 2.4e of the Site Plan Control By-law addresses the form of new structures immediately adjacent to heritage buildings stating that new structures should respect existing patterns and details such as height, rhythm of buildings on the street, roof slopes and shapes and the rhythm and proportion of building openings. Section 2.4e states that the developer should consider compatibility of materials, textures and colours; unique architectural details and understate architectural details rather than duplicate.
**APPENDIX C: HERITAGE CONSERVATION TOOLS**

It is important to note as part of any analysis that heritage and planning tools other than designation as an HCD under Part V of the *Ontario Heritage Act* should be considered for the conservation of cultural heritage resources. Indeed, not all tools are appropriate in all circumstances, and as part of the due diligence of an HCD Study, other alternatives should be considered either as a replacement for an HCD or in support of an HCD. A brief discussion of several of these tools follows.

### Under the Ontario Heritage Act

<table>
<thead>
<tr>
<th>Tool</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Designation of individual properties under Part IV, Section 29</strong></td>
<td>As noted, under the <em>Ontario Heritage Act</em>, individual properties (and the heritage attributes related to that property) may also be designated. These types of designations can provide the same level of protection as designating a property as part of an HCD; they can also provide additional protections, such as interior designations, and where there are particularly significant heritage attributes that should be considered separately from the more general attributes found within most HCD Studies and Plans. In some cases, where there is lack of coherence within a proposed HCD or where there is a pre-existing management framework (such as a site specific policy or legislative framework), recommendations for a series of Part IV designations may be provided as an more appropriate way of ensuring the protection of cultural heritage values or heritage attributes of an area. A Part IV designation cannot be used to regulate use.</td>
</tr>
<tr>
<td><strong>Listing individual properties under Section 27</strong></td>
<td>Where a property is in the process of being designated under Part IV or Part V of the <em>Ontario Heritage Act</em>, or where a property is not considered to have sufficient value for a Part IV designation, municipalities can formally add the property to its <em>Inventory of Heritage Resources</em>. Known colloquially as ‘listing’, this form of recognition effectively provides demolition control for 60 days; in addition the 2014 <em>PPS</em> provides additional protections for ‘listed’ properties by referring to properties on official registers under its definition of ‘significant’ and stating that some properties may not be formally evaluated.</td>
</tr>
<tr>
<td><strong>Easements/Maintenance Agreements</strong></td>
<td>Heritage Easement Agreements and Maintenance Agreements are another set of tools used to protect cultural heritage resources. An easement is an agreement that is entered into between the property owner and the municipality or province and registered on title. A Heritage Easement Agreement typically identifies heritage attributes that are to be retained in perpetuity and may also set out permitted alterations and development. A Maintenance Agreement is similar, but may or may not be registered on title. An Easement or Maintenance Agreement may be required in Ontario in order to receive Provincial Tax Refunds for heritage properties.</td>
</tr>
</tbody>
</table>
### Under the Planning Act

| • Official Plan policies | An Official Plan is a statement of goals, objectives and policies for growth and development for a community for a 20 year period. The City of London is currently preparing a new Official Plan, *The London Plan*. In some instance, revisions to an Official Plan may result in a strengthened framework for cultural heritage conservation planning such as ensuring that there are adequate policies regarding adjacent properties or requirements for Heritage Impact Assessments. Changes to an OP can address contradictions between existing policies by providing a clear policy direction. Further, as an Official Plan is issued under the *Planning Act*, a wider range of issues can be addressed, such as views and use. In the case of an HCD Study, there are several issues that should be considered in particular.  
1) Views: While views can be addressed partially under the *Ontario Heritage Act*, their applicability is limited by property or HCD boundaries. The creation of specific OP policies and schedules regulation and identifying specific view (which may or may not be heritage specific) will allow for the wider protection of views, view cones, and viewsheds that are important to a community.  
2) Use: Changes to the identified land-uses (and the necessary subsequent changes within the zoning by-law) can facilitate the protection of cultural heritage resources in specific circumstances.  
3) If changes are necessary to the existing overarching heritage conservation planning policy framework for the community. These could include enhancing existing definitions, and creating new policies, such as Section 28 or Section 37 *Planning Act* policies. |
| • Secondary Plan | Area and Secondary Plans provide specific policies for areas identified within an Official Plan as requiring more detailed direction on topics such as land use, infrastructure, the natural environment, transportation and urban design. In some instances, a review of the identified issues as part of HCD Study process reveals that a Secondary Plan is a more appropriate instrument to regulate change within a specific area. Again, like an Official Plan, a Secondary Plan can address issues of use. It can also include broader policies around urban form and design than an HCD Plan can. |
| • Zoning and Form Based Zoning | The purpose of a zoning by-law is to specify specific controls on land-use. Specifically, a zoning by-law outlines how land may be used; where buildings and other structures can be located; the types of buildings that are permitted and how they may be used; and, the lot sizes and dimensions, parking requirements, building heights and setbacks from the street. One of the key purposes of zoning is to put an Official Plan into effect. |
More recently, form-based zoning has emerged as an alternative to more traditional types of zoning. It is a type of zoning that emphasizes the physical character of development. This type of zoning focuses on “how development relates to the context of the surrounding community, especially the relationships between buildings and the street, pedestrians and vehicles, and public and private spaces” (CMAP, 2013, 9.) This type of zoning puts a greater emphasis on design, resulting in greater predictability about the visual aspects of changes in a community.

- **Create policies for Neighbourhood/Heritage Character Areas**
  A Neighbourhood Character Area policy is typically integrated into an Official Plan or Secondary Plan. Focused less on the heritage aspects of a community, this type of policy seeks to consider a neighbourhood’s sense of place, considering its public and private realms as a collective whole. This type of policy considers the ways in which features of an area result in a particular character by considering its key attributes, uses, and characteristics, the relationship between them, and how they are manifest in the physical realm.

  A Heritage Character Area is similar but instead focuses more specifically on the heritage attributes. It has been used in some communities as an alternative to a full HCD plan.

- **Design Guidelines**
  Design guidelines can apply across an entire city or within a specific area. District or Area-Specific Urban Design Guidelines may focus on a particular property, block, neighbourhood or broader area, such as the development of an entire civic centre or new community and public spaces. Some of the guidelines focus on urban design matters, while others include design and other planning-related issues. They can be used to discuss issues such as infill, intensifications, new construction, streetscapes, accessibility, and how to integrate the natural/built environments. As opposed to HCD guidelines, general design guidelines tend to focus on broader design issues (although they can include sections on cultural heritage conservation).

- **Community Improvement Plan**
  A Community Improvement Plan (CIP) is a tool that allows a municipality to direct funds toward and to implement policy initiatives for a specifically defined area within its boundaries. Authorized under Section 28 of the Planning Act, when existing OP policies are in place, a municipality can use CIPs to encourage rehabilitation initiatives and/or stimulate development, promote place-making, and promote brownfield redevelopment. Financial tools available include tax assistance, grants or loans. CIPs are often used to promote private sector development.

Outside the Planning Act and Ontario Heritage Act, there are other tools that are sometimes employed, including demolition control by-laws, modification to site alteration or foundation permit by-laws, and the development of interpretive plans or heritage master plans. Within the context of an HCD project, these tools are often considered part of the implementation process. These tools were considered in the context of this project, and their use should be considered as part of an HCD Plan.
APPENDIX D: PUBLIC MEETING QUESTIONS AND COMMENTS

COMMUNITY INFORMATION MEETING #1 QUESTIONS AND COMMENTS

The following is a summary of the questions and comments from participants and responses from the consulting team during the question and answer period of the Community Information Meeting on May 20, 2015 for the St. George-Grosvenor HCD Study.

Question and Answers

Q1: Could you clarify how this boundary was derived?
A1: The current Study Area boundary was derived from the City of London’s Heritage Places: A Description of Potential Heritage Conservation Areas in the City of London (1994).

Q2: Why is the boundary cut off along Victoria Street if laneways are important?
A2: This is why this public open house is being conducted early in the process: to gain community feedback and get a better understanding of the communities views and values of the neighbourhood and what they think the Study Area should look like.

Q3: Why do we need a Heritage Conservation District (HCD)? Why is this important?
A3: This, again, is part of the reason the Public Open House is being held at the beginning of the process and to help the consultants in their information gathering. We want to hear why you do or do not want an HCD and why. HCDs help to manage and regulate change within a district through the Ontario Heritage Act.

Q4: Do HCDs slow down/reduce absentee landlords and rental properties?
A4: It is important to keep in mind that HCDs do not directly regulate land use and ownership. However, as part of the process this study can look at and recommend other applicable tools that can aid in issues surrounding these types of owners.

Q5: Does an HCD put handcuffs on new planning initiatives and projects?
A5: An HCD provides guidelines and policies that help to inform planning decisions.

Q6: Currently, if I demolish my home and build a new one in its place, there is no site plan approval requirements. Would an HCD prevent this?
A6: Yes, the HCD Plan and Guidelines could assist in this by requiring property owners to obtain a Heritage Application Permit to demolish a building within an HCD.
Q7: How restrictive are guidelines within an HCD?
A7: Guidelines can range from being very detailed to being very lenient, depending on the HCD. Some districts have very specific policies and guidelines within the public realm, where streetscape elements are the most important features of the neighbourhood; other districts have very specific guidelines for private properties, including architectural features, gardens, etc. Though we are not at this phase in the project, these again, are the types of issues the consulting team will want feedback on from the community.

Q8: Can I tear down my house and build a new one in an HCD?
A8: Again, this will depend on the Plan and Guideline documents for an HCD. Sometimes it will depend if your property is a contributing property (i.e. important in defining the character of an HCD) versus a non-contributing property (i.e. does not further the character of the district, such as a more modern home or development). Non-contributing properties often have less requirements or guidelines within HCDs than those that are considered contributing.

Q9: What is the major advantage of an HCD?
A9: HCDs can provide change management. They are a council adopted document and subsequently act as one of the City’s planning tools.

Q10: Where does an HCD stand in the pecking order of other City plans and policies? What takes precedence?
A10: In the event of a conflict the Ontario Heritage Act takes precedence over other planning documents, however HCD Plans should be consistent with other municipal and provincial plans and policies. HCD plans can also provide recommendations for amendments to other City plans and policies in order to bring them in line with the HCD.

Q11: As a relator, how can people improve their properties with all of these rules and restrictions?
Q12: Would making improvements to our homes be an onerous process?
A11/12: The guidelines will not be about creating more paperwork and the process of obtaining a heritage permit is no more difficult than fire and building code regulations. An HCD is about protecting features and the guidelines and policies will identify what will require a permit and what won’t. Again, we will work with the community to identify what these priorities are.
COMMUNITY INFORMATION MEETING #1 COMMENTS

C1: Back lanes are very important places within this community and contribute to the character, however they are very difficult to maintain, as residents are generally responsible for their overall upkeep and maintenance. Changes or improvements, such as paving the lanes, are extremely difficult because ownership issues are unclear.

C2: Councillor Phil Squire also noted that the Planning Committee wants these types of documents to help change within London’s neighbourhoods in such a way that reflect the local community’s values.

C3: Consultant Nancy Tausky made a point that HCDs typically increase the economic value of HCDs siting research completed by the Heritage Resource Centre at the University of Waterloo, including:

- *Heritage Districts Work! Heritage Conservation District Study Summary Report* 2009
- *Heritage Designation and Property Values: Is there an Effect?* 2000
APPENDIX E: ST. GEORGE-GROSVENOR HCD STUDY COMMUNITY SURVEY
At the request of the St. George-Grosvenor Neighbourhood Association, Municipal Council directed the preparation of a Heritage Conservation District Study of the St. George-Grosvenor area to determine eligibility for designation under the *Ontario Heritage Act*. The St. George-Grosvenor area was formally identified by the City as a potential Heritage Conservation District (HCD) in 1994 because of its architectural, historical, and natural character.

Golder Associates Ltd., in association with GSP Group Inc., Tausky Heritage Consultants, Stevens Burgess Architects Ltd., and Bray Heritage, are undertaking this study for the City of London.

The St. George-Grosvenor Study Area is bound by Oxford Street East to the south, Richmond Street to the east, the Thames River to the west, and includes properties along Victoria Street between Richmond Street and St. George Street. As part of the St. George-Grosvenor Heritage Conservation District Study process, the boundary of the Study Area will be evaluated.

The purpose of this survey is to solicit input for the study of the St. George-Grosvenor area to determine if it merits designation under the *Ontario Heritage Act*. Your views about St. George-Grosvenor and its potential heritage designation are important.
1. Which of the following best represents your reason for completing this survey?

☐ I own or rent a property in St. George – Grosvenor.
☐ I am a business owner/operator in St. George – Grosvenor.
☐ I am a landlord/commercial property owner in St. George – Grosvenor.
☐ I live outside of the area but am interested in the Study.
☐ Other (please specify)

____________________________________________________________________________
____________________________________________________________________________
____________________________________________________________________________

2. On the next page is a map of the St. George - Grosvenor HCD Study Area. This was the boundary identified in Heritage Place: A Description of Potential Heritage Conservation Areas in the City of London (1994). Do you support this boundary?

Yes ☐
No ☐

2a. If No, what do you think should be included/excluded? Please feel free to draw on the map.

____________________________________________________________________________
____________________________________________________________________________
____________________________________________________________________________
______________________
________________________________________________________
____________________________________________________________________________
____________________________________________________________________________
___________________________________________
___________________________________________

3. What name do you use to identify the St. George - Grosvenor HCD Study Area?

____________________________________________________________________________
____________________________________________________________________________
____________________________________________________________________________
4. Is there a difference between St. George – Grosvenor and the rest of London? How do you define the difference? What makes this difference important?

______________________________________________________________________________
______________________________________________________________________________
______________________________________________________________________________
______________________________________________________________________________
______________________________________________________________________________

5. What elements, features, or attributes define or are unique to St. George – Grosvenor?

______________________________________________________________________________
______________________________________________________________________________
______________________________________________________________________________
______________________________________________________________________________
______________________________________________________________________________

6. What do you value, or want to protect, about St. George – Grosvenor?

______________________________________________________________________________
______________________________________________________________________________
______________________________________________________________________________
______________________________________________________________________________
______________________________________________________________________________
7. Does the St. George - Grosvenor area merit protection as a Heritage Conservation District (HCD)?

Yes ☐
No ☐

Please explain your answer?
______________________________________________________________________________
______________________________________________________________________________
______________________________________________________________________________

8. Do you have any concerns or issues related to the St. George – Grosvenor HCD Study or any future HCD in London?
______________________________________________________________________________
______________________________________________________________________________
______________________________________________________________________________

9. Did we miss anything? Please let us know below.
______________________________________________________________________________
______________________________________________________________________________
______________________________________________________________________________
SURVEY

Please provide your name, address, and email. This may be used for the purpose of informing you of future information meetings and Statutory Public meetings relating to this matter. (Optional)

______________________________________________________________________________

______________________________________________________________________________

______________________________________________________________________________

______________________________________________________________________________

If you have any special stories, photographs, newspaper clippings; or any other materials related to the history of the neighbourhood that you would like to share with the team, please let us know at: heritage@london.ca.

Thank you for your time and input. This survey will be available until June 30th 2015. If you have any further questions or concerns, or would like to submit the survey directly, please contact the Kyle Gonyou, Heritage Planner.
SURVEY

City Project Manager:
Kyle Gonyou
Heritage Planner, Urban Regeneration
City of London, Planning Services
206 Dundas Street, P.O. Box 5035
London, Ontario, N64 4L9
Tel: 519-661-2500 ext. 5344
E-mail: kgonyou@london.ca

Notice of Collection of Personal Information
The personal information collected on this form is collected under the authority of the Municipal Act, 2001 and may be used for the purpose of informing you of future information meetings and Statutory Public meetings relating to this matter. By providing this information you acknowledge, and give consent to, the Corporation of the City of London including your personal information in the public record and that such information may be included in a Council of the City of London agenda and on the City’s web site. Questions about the collection of this personal information should be addressed to Kyle Gonyou, Heritage Planner, City of London Planning Division, in person at 206 Dundas Street, by e-mail at kgonyou@london.ca, or by phone at 519-661-2500 ext. 5344.