Overview

- Introduction of the Project Team

- Brief Project Summary – General overview and current status

- Consultant Updates

- Next Steps

- Sharing Relevant Stories, Information, Artifacts, etc

- Discussion and Questions

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The Consultant Team

Golder Associates Ltd.
- **David Waverman**, Project Manager, Heritage Consultant, Senior Landscape Architect
- **Christopher Andreae**, Project Director, Senior Built Heritage Specialist
- **Rebecca Robinson**, Project Administrator, Landscape Designer
- **Michael Greguol**, Project Administrator, Junior Cultural Heritage Specialist

IBI Group, Inc.
- **Don Loucks**, Architect, Urban Designer, Heritage Planner

GSP Group Inc.
- **Glenn Scheels**, Planner
- **Andrew Morgan**, Planner

Tausky Heritage Consultants
- **Nancy Tausky**, Historian, Heritage Specialist
- **Hilary Neary**, Senior Researcher
Heritage Conservation Districts

The Basics

- A Heritage Conservation District (HCD) is a way to help manage change happening within a community so that it enhances and complements the area’s unique character.

- Some of the benefits of an HCD include:

  1) Protecting and conserving an area’s special and distinct cultural heritage resources

  2) Revitalization of an area

  3) Potential for economic spin offs and tourism generation

  4) Enhancement of community identity, pride, and involvement

  5) A legacy for future generations
Heritage Conservation Districts

The Basics

- An HCD designation enables the council of a municipality to manage and guide future change in the district, through adoption of a district plan with policies and guidelines for conservation, protection, and enhancement of the area’s special character.

- The significance of an HCD can extend beyond built heritage, structures, streets, and landscape, to include important vistas and views between and towards buildings and spaces within the district.
Blackfriars/Petersville Heritage Conservation District

Project Summary

- The initiation of a Heritage Conservation District Study for the Blackfriars/Petersville area provides a significant opportunity to identify important cultural, natural, and built heritage characteristics associated with the area, and develop a long-term strategy that will enhance the area and assist in identifying it as an important part of the development of the community and its surroundings.

- We plan to build upon the area’s unique attributes, and work with the residents and community members to provide a coherent framework for appropriate protection and promotion of its architectural and cultural heritage. Our goal is to establish a framework in which the village can grow and change as it has in the past, and will continue to do in the future, while preserving and protecting that which makes it a unique and important place.
Phase 1

Heritage Conservation District Study

- Our approach to the Blackfriars/Petersville Heritage Conservation District Study will focus on the following aspects:

  Identifying and evaluating the key historical, architectural and heritage landscape features

  Reviewing the current planning and regulatory context as it pertains to heritage designation

  Establishing a clear, defensible rationale for the appropriateness and boundaries of a Heritage Conservation District

  Obtaining meaningful input and developing consensus with local stakeholders, business owners and residents through effective public consultation
Blackfriars/Petersville Conservation District Study
Blackfriars Heritage Conservation District

Land Use Planning Context

- Provincial Policy Statement, 2005
- Section 2.6 – Cultural Heritage and Archaeology
  - Conservation of built heritage resources and cultural heritage landscapes
  - Requires that development adjacent to heritage resources evaluate potential impacts to ensure heritage attributes are conserved
  - May require mitigative measures or alternative approaches in order to ensure that the heritage attributes are conserved
Blackfriars Heritage Conservation District

Land Use Planning Context

- Heritage Policies in the City of London Official Plan
- Section 13.1
  - Protection of heritage resources which contribute to the identity and character of the City
  - Enhance, restore, maintain and utilize heritage resources
  - Encourage new development, redevelopment and public works that are sensitive to, and in harmony with, heritage resources
  - Increase public awareness and appreciation of heritage resources and encourage participation in the protection, restoration and utilization of heritage resources
Blackfriars Heritage Conservation District

Land Use Planning Context

Source: City of London Official Plan Schedule ‘A’ Map No.5

Source: City of London Official Plan Schedule ‘B2’ Map No.5

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Blackfriars Heritage Conservation District

Land Use Planning Context

- Zoning In the Study Area
  - Predominantly Residential
  - Mix of other uses:
    - Commercial
    - Office
    - Institutional
    - Open Space
    - Community Facilities
Blackfriars Heritage Conservation District

Planning Issues

- Residential Intensification
  - Modifications, additions, and redevelopment of existing dwellings
  - Increase in rental units, number of bedrooms
  - Homes converted to duplex, new construction at up to 3x existing intensity

- Neighbourhood Character
  - Property maintenance/standards
  - Landscaped area converted to parking/driveway
  - Incongruent new construction
Blackfriars Heritage Conservation District

Planning Issues

- Near-Campus Neighbourhood Strategy (2008)
  - Identifies issues related to infill and intensification
  - Implemented through comprehensive planning amendments

- Amendments to the Official Plan
  - New and modified policies regarding residential intensification
  - Encourages intensification in Medium and High Density designations and on arterial roads

- Amendments to the Zoning By-law
  - Limit of 3 bedrooms in Near-Campus Neighbourhoods
  - Changes to regulations: height, rear yard parking areas, side yards
Blackfriars Heritage Conservation District

Planning Issues

- HCD Study Area By-law
  - Adopted May 2013
  - Provides time to study area
  - Staff to review floodplain policy

- If HCD recommended, what other tools are appropriate?
  - Further zoning refinements?
  - Design guidelines?
  - Others?
Landscape Details: Heritage Value
Landscape Details: Cultural/Community Value

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Study of the Area’s History

Purpose: To provide a historical overview of the Study Area as a basis for understanding the way in which the present physical environment of the area expresses that history.
Process: Steps

a) A physical examination of the area

b) Background research

- Published materials
- Relevant unpublished manuscripts
- Land Records, assessment rolls, census reports
- Historic photographs
- Utilities and road reports
- Village by-laws and City Council minutes
- Interviews with area residents
Geographical Unity of Area

- Higher boundary
- Strong effect of the river
- London Firsts
First residents within Simcoe’s Crown Reserve: Joshua Applegarth and John Kent
First Bridge leading west north of the river

- Blackfriars Bridge, 1843
- Blackfriars Bridge, 1875
Earliest continuously used baseball park in world
Developmental fragmentation
Bird’s Eye View, 1872
Houses of the Petersville Bridge Area

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The 1870s, Kensington Bridge
Incorporation 1874

Incorporated as Petersville in 1874

Name changed to London West in 1881

Annexed to the City of London in 1897
Turn of the 20th-Century Houses
The 1950s: Victory Housing
Dating buildings: photographs anyone?
Next Steps – Phase 1

- Report preparation, Submission, and Review Process
  
  - Compile inventory findings, boundary assessment, and recommendations into draft Phase 1 Study Report
  
  - Determine whether HCD Plan will be prescribed
  
  - Community Meeting Event #2 – proposed for October 16, 2013
  
- Presentation of final report to LACH, PEC, and Council
Next Steps – Phase 2

- Conservation Plan and Guidelines Development
  - Community Meeting Event #3 – proposed for January 6, 2014
- Meet with Municipal Heritage Committee and review draft report
- Presentation of final report to LACH, PEC, and Council
Discussion

What relevant information, stories, artifacts can you share?

What features of the Blackfriars/Petersville neighborhood do you find most significant or special?

What do you consider the geographical extent of your neighborhood?

What feelings, landmarks, vistas, etc do you notice when you arrive inside your neighborhood?
Thank you

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