

# Heritage Impact Assessment

## Omni Developments

1458 Huron Street  
City of London



April 8, 2024



## EXECUTIVE SUMMARY

Zelinka Priamo Ltd., on behalf of Omni Developments, has submitted an application to the City of London to amend its Zoning By-Law to permit the partial redevelopment of the lands known municipally as 1458 Huron Street (hereinafter referred to as the 'subject lands') for a mix of conventional and back-to-back two-storey townhouses. The existing two-storey, single-detached dwelling is to remain, and is to be converted into a two-unit dwelling.

This Heritage Impact Assessment (HIA) is required because the property is listed on the Register of Cultural Heritage Resources.

The HIA determined that there are potential indirect impacts to the existing two-storey, single-detached dwelling resulting in vibration impacts from construction activities. Given the potential presence, the following mitigation measures have been recommended:

- Appropriate construction methodologies to be prepared, if required, and careful adherence to such methodologies to prevent any undue impacts to adjacent identified cultural heritage resources as per the City's Development and Construction Standards; and,
- If required, monitoring for possible construction/demolition impacts such as vibrations would occur during the construction phase of the proposed development.

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## 1.0 INTRODUCTION

Zelinka Priamo Ltd., on behalf of Omni Developments, has submitted an application to the City of London to amend its Zoning By-Law to permit the partial redevelopment of the lands known municipally as 1458 Huron Street (hereinafter referred to as the 'subject lands') for a mix of conventional and back-to-back two-storey townhouses. The existing two-storey, single-detached dwelling is to remain, and is to be converted into a two-unit dwelling.

### 1.2 Subject Lands

The subject lands are located on the north side of Huron Street, between Sandford Street and Webster Street (Figure 1).

The subject lands have an area of approximately 0.35 ha (0.86 acre); a lot frontage of 58.2m (190ft); and, a lot depth of 62.3m (204ft). The subject lands abut low-density residential uses consisting of single-detached dwellings to the north, east, and west, and face medium-density residential uses to the south, consisting of townhouses and apartment buildings.

The subject lands are listed on the City of London Register of Cultural Heritage Resources and currently is occupied by a vacant single-detached dwelling (Figure 2). The dwelling has not been occupied for some time and is in a state of disrepair. The remainder of the property is vacant and covered by grass, with a few trees dispersed around the site and along the perimeter.

The single-detached dwelling is a 2-storey Georgian style farmhouse, built circa 1853.

The buff brick building that has a simple composition with some modern changes to the front entry and windows (Appendix 1).

The original vehicular access point to the subject lands on the west side of the existing building has been gated closed. There is a public pedestrian sidewalk located within along Huron Street.

A reserve lot, known municipally as 39 Redwood Lane is proposed to be consolidated with the main parcel and is to be used as vehicular and pedestrian access to Redwood Lane. The City of London has declared this parcel surplus and has entered into a purchase and sale agreement with Omni Developments. Full municipal services are available to the subject lands from Redwood Lane.

The subject lands are within the "Neighbourhoods" Place Type on "Map 1 – Place Types" with frontage along a "Civic Boulevard" street classification on "Map 3 – Street Classifications" in the London Plan. The subject lands are zoned "Residential (R1-4)" in the City of London Zoning By-Law.

Figure 1 – Subject Lands

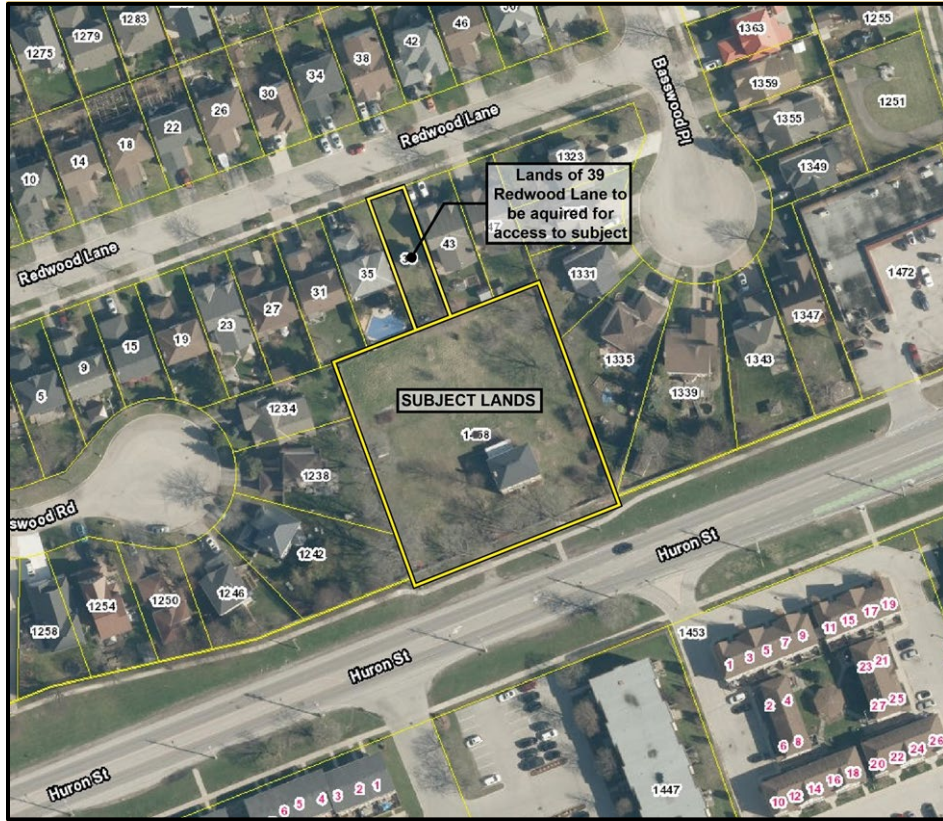


Figure 2 – Existing Dwelling



## 2.0 BUILT HERITAGE RESOURCE ASSESSMENT CONTEXT

### 2.1 Policy Framework

#### 2.1.1 The Planning Act

The *Planning Act* is provincial legislation that provides a framework for land use planning in Ontario. One of the general purposes of the *Planning Act* is to integrate matters of provincial interest in provincial and municipal planning decisions. Part I of the *Planning Act* identifies that the Minister, municipal councils, local boards, planning boards, and the Ontario Land Tribunal shall have regard to matters of provincial interest, such as:

*(d) the conservation of features of significant architectural, cultural, historical, archaeological or scientific interest*

#### 2.1.2 The Provincial Policy Statement, 2020

The *Provincial Policy Statement (PPS)*, issued under the authority of Section 3 of the *Planning Act* and updated in 2020, provides policy direction on matters of provincial interest related to land use planning in order to ensure efficient development and protection of natural resources. All planning applications required to be consistent with these policies. The PPS has several provisions relating to heritage conservation.

The relevant policies for the conservation of cultural heritage features are contained in Section 2 – Wise Use and Management of Resources, wherein Subsection 2.6 – Cultural Heritage and Archaeological Resources, states the following provisions:

2.6.1 Significant built heritage resources and significant cultural heritage landscapes shall be conserved.

Under the PPS definition, ‘built heritage resource’ means:

*A building, structure, monument, installation or any manufactured or constructed part or remnant that contributes to a property’s cultural heritage value or interest as identified by a community, including an Indigenous community. Built heritage resources are located on property that may be designated under Parts IV or V of the Ontario Heritage Act, or that may be included on local, provincial, federal and/or international registers.*

Under the PPS definition, ‘conserved’ means:

*The identification, protection, management and use of built heritage resources, cultural heritage landscapes and archaeological resources in a manner that ensures their cultural heritage value or interest is retained. This may be achieved by the implementation of recommendations set out in a conservation plan, archaeological assessment, and/or*

*heritage impact assessment that has been approved, accepted or adopted by the relevant planning authority and/or decision-maker. Mitigative measures and/or alternative development approaches can be included in these plans and assessments.*

Under the PPS definition, 'significant' in regards to cultural heritage and archaeology means:

*Resources that have been determined to have cultural heritage value or interest. Processes and criteria for determining cultural heritage value or interest are established by the Province under the authority of the Ontario Heritage Act.*

### 2.1.3 The London Plan

The property 2907 Dundas Street is a listed heritage property on the *City of London Register of Cultural Heritage Resources*. The City's Official Plan, *The London Plan*, sets out the following policy with regard to development within or adjacent to designated and listed heritage properties:

586\_The City shall not permit development and site alteration on adjacent lands to heritage designated properties or properties listed on the Register except where the proposed development and site alteration has been evaluated and it has been demonstrated that the heritage attributes of the heritage designated properties or properties listed on the Register will be conserved.

*The London Plan* defines adjacency as:

*"sites that are contiguous; sites that are directly opposite a cultural heritage resource separated by a laneway, easement, right-of-way, or street; or sites which a proposed development or site alteration has the potential to impact identified visual character, streetscapes or public views as defined within a statement explaining the cultural heritage value or interest of a cultural heritage resource"*

The following general objectives from *The London Plan* regarding cultural heritage resources also apply:

554\_In all of the planning and development we do, and the initiatives we take as a municipality we will:

1. Promote, celebrate, and raise awareness and appreciation of London's cultural heritage resources.
2. Conserve London's cultural heritage resources so they can be passed on to our future generations.
3. Ensure that new development and public works are undertaken to enhance and be sensitive to our cultural heritage resources.

Under *The London Plan* definition, 'cultural heritage resource' means:

*A human work or a place that gives evidence of human activity or has spiritual or cultural meaning or value, and which has been determined to have historic value. Cultural heritage resources include both the physical and intangible resources, properties protected under the Ontario Heritage Act, built heritage resources, cultural heritage landscapes, archaeological resources, paleontological resources and both documentary and material heritage.*

The following design objective from *The London Plan* is applicable:

565\_ New development, redevelopment, and all civic works and projects on and adjacent to heritage designated properties and properties listed on the Register will be designed to protect the heritage attributes and character of those resources, to minimize visual and physical impact on these resources. A heritage impact assessment will be required for new development on and adjacent to heritage designated properties and properties listed on the Register to assess potential impacts and explore alternative development approaches and mitigation measures to address any impact to the cultural heritage resource and its heritage attributes.

## 2.2 Impact Assessment Criteria

The impact assessment on cultural heritage resources is based on the impacts as defined by *Infosheet #5 Heritage Impact Assessments and Conservation Plans* prepared by the Ontario Ministry of Heritage, Sport, Tourism and Culture Industries. Impacts to heritage resources may be direct or indirect. Direct impacts include:

- **Destruction** of any, or part of any, significant heritage attributes or features.
- **Alteration** that is not sympathetic, or is incompatible, with the historic fabric and appearance.

Indirect impacts do not cause destruction or alteration of the cultural heritage resource, but may include:

- **Shadows** created that alter the appearance of a heritage attribute or change the viability of a natural feature or plantings, such as a garden.
- **Isolation** of a heritage attribute from its surrounding context or a significant relationship.
- **Obstruction** of significant views or vistas within, from, or of built and natural features.
- **A change in land use** such as rezoning a battlefield from open space to residential use, allowing new development or site alteration to fill in the formerly open spaces.
- **Land disturbances** such as a change in grade that alters soils, and drainage patterns that adversely affect an archeological resource.

In addition, the potential for indirect impacts resulting from vibration resulting from construction activities should be considered. For the purpose of this HIA, this impact has been categorized under “land disturbances”. Although the impacts of vibration on heritage buildings are not



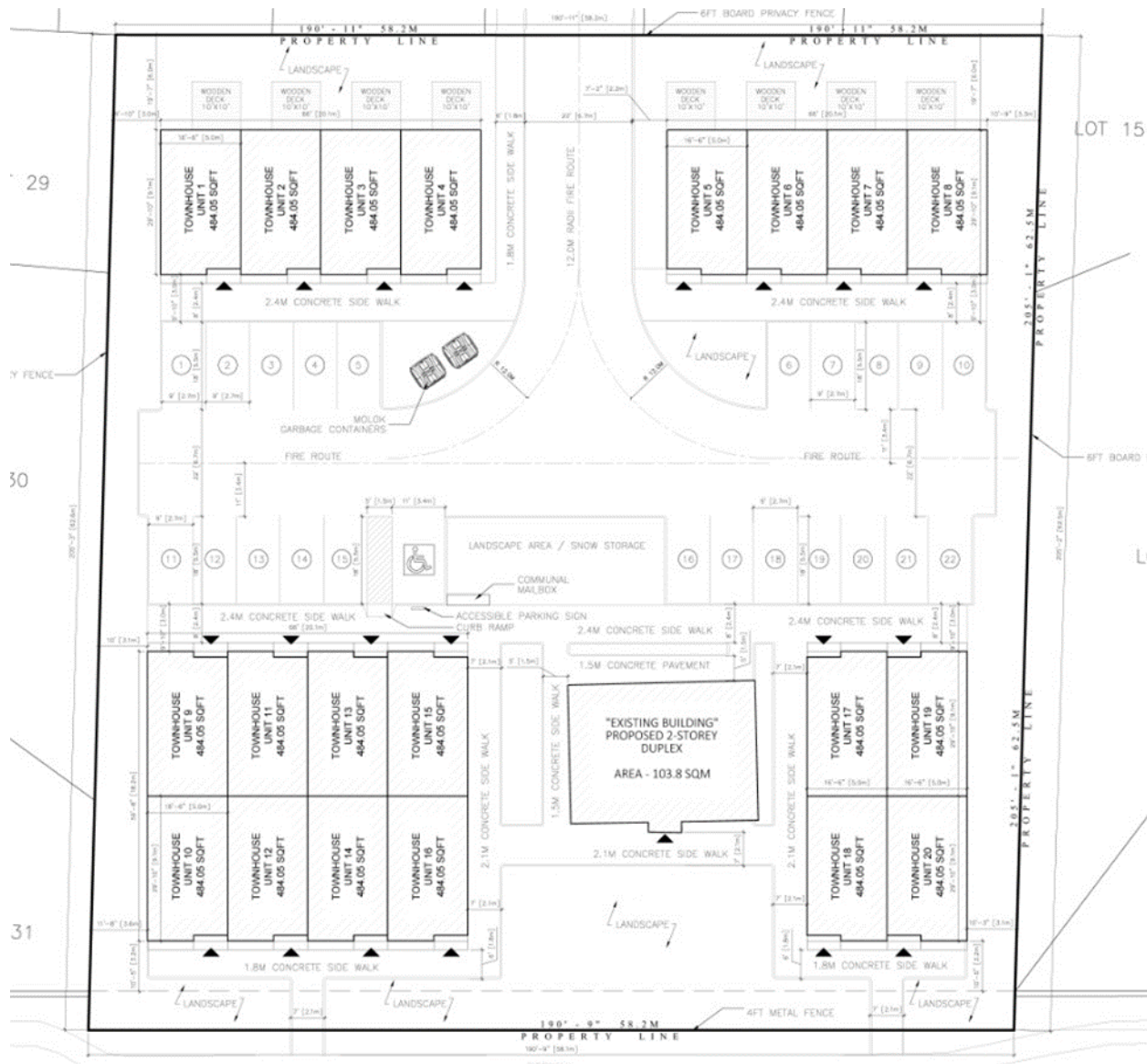
thoroughly studied or well understood, studies have shown that impacts may be perceptible within a 40m radius of development activities including demolition of existing structures, road traffic, and construction of new development (M. Crispino, 2001; Ellis, 2003) and consideration should be given to this potential impact. If left unaddressed, it could result in long-term issues for the maintenance, use, and conservation of the heritage resources.

### 3.0 IMPACT ASSESSMENT

#### 3.1 Proposed Development

The proposed development seeks to intensify the subject lands with two, 2-storey townhouse buildings that would contain 4 units in each building; an eight unit, 2-storey back-to-back townhouse building; a four unit, 2-storey back-to-back townhouse building; and, the conversion of the existing 2-storey building to a two-unit dwelling (Figures 3-5)

Figure 3 – Development Concept



**Figure 4 – Aerial view of proposed development**



Altogether, the development will yield a total of 22 residential units on the subject lands. The back-to-back townhouse buildings are proposed to be located along the Huron Street frontage, on either side of the existing 2-storey dwelling. Conventional townhouse buildings are to be located at the north end of the property, one in the northeast corner and one in the northwest corner of the site. Each townhouse unit will have dimensions of 8.0m (26ft) x 5.0m (16ft) for a total ground floor area of 40.0m<sup>2</sup> (430.5ft<sup>2</sup>).

**Figure 5 – Front Facing Façade of the Proposed Townhouse Buildings (looking north from parking area)**



As outlined in the analysis section of the report, the existing 2-storey building on the subject lands is vacant and in a state of disrepair. This proposal seeks to renovate the existing building for the purposes of converting the building into a two-unit dwelling. There are no changes proposed for the exterior of the existing building.

A large, amenity space is centrally located on the subject lands, located to the rear of the existing two-storey building. This area will provide a gathering space for residents of the development. Another spacious amenity area is provided in front of the existing two-storey building. The townhouse buildings located at the north end of the site will have private rear yard amenity space in keeping with contemporary yards in the surrounding neighbourhood. All buildings have been provided with sufficient setbacks to provide landscaping around the perimeter of the property.

The vacant parcel known as 39 Redwood Lane that abuts the north end of the subject lands has been deemed surplus by the City of London, and an agreement with the applicant is being worked out so the lands can be used as an access point for the subject lands. This was deemed necessary as city staff had indicated that they would not support any new access points onto Huron Street at this location.

### 3.2 Assessment of Impacts

The following discussion addresses anticipated and potential impacts of the proposed development on the subject lands. Generally speaking, no direct impacts were identified for the property as the proposed development maintains the existing two-storey building. Any changes to the building will be to the interior and there are no planned changes to the exterior other than basic maintenance.

Vibration effects may be experienced where construction activities are expected. While the impacts of vibration on heritage buildings are not thoroughly studied or well understood, studies have shown that impacts may be perceptible within a 40m radius of development activities including demolition of existing structures, road traffic, and construction of new development. It is unclear at this time how these factors could impact the heritage resources long-term.

A summary of these findings is included in Table 1 below. Where no impacts to heritage resources are anticipated, 'N' is listed in the 'Impact Potential' column. Where potential impacts to heritage resources are anticipated, 'P' is listed in the column.

**Table 1 – Impact Assessment**

<b>Possible Impact</b>	<b>Proposed Development</b>	<b>Impact Potential</b>
Destruction	The proposed development would not result in the demolition of the existing 2-storey building.	N
Alteration	The proposed development would not result in an alteration that is unsympathetic or incompatible with the historic fabric and appearance of the subject property. The existing 2-storey building is to be renovated for the purposes of converting the building into a two-unit dwelling.	N
Shadows	No natural features were identified on the subject lands.	N
Isolation	No contextual relationships exist as the subject property and surrounding area have transitioned away from an agricultural landscape.	N
Obstruction	View from streetscape will not be significantly affected as it will still be visible from Huron Street.	N
Land Use Change	Development on the site will continue to be residential in nature, and while density on the site will increase, it is sympathetic to the existing 2-storey building.	N
Land Disturbance	Possible vibration from construction activities.	P

## 5.0 RECOMMENDATIONS

The HIA determined that there are potential indirect impacts to the existing two-storey, single-detached dwelling resulting in vibration impacts from construction activities. Given the potential presence, the following mitigation measures have been recommended:

- Appropriate construction methodologies to be prepared, if required, and careful adherence to such methodologies to prevent any undue impacts to adjacent identified cultural heritage resources as per the City's Development and Construction Standards; and,
- If required, monitoring for possible construction/demolition impacts such as vibrations would occur during the construction phase of the proposed development.

## 6.0 REFERENCES

- City of London. (2019). *Register of Cultural Heritage Resources*. Retrieved from <https://london.ca/sites/default/files/2020-10/Register-2019-AODA.pdf>
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Architectural Details - 1458 Huron Road, London



Front door with transom windows & voussoirs



Rear porch addition



Windows with shutters and voussoirs (not original)



Shed



Original chimney with low pitched hipped roof