

Heritage Impact Assessment

Brock Development Group
1170 Fanshawe Park Road
City of London



February 2, 2024



EXECUTIVE SUMMARY

Zelinka Priamo Ltd. was retained by Brock Developments (the client) to prepare a Heritage Impact Assessment (HIA) as a background document for the proposed redevelopment of the lands known municipally as 1170 Fanshawe Park Road East (hereinafter referred to as the “subject lands”) for the construction of 3 stacked townhouses (one fronting Fanshawe Park Road, and the other two onto Stackhouse Avenue). The proposed development is to be located on the northeast corner of Fanshawe Park Road East and Stackhouse Avenue. The lands currently contain a single detached dwelling, with a garage at the rear of the property.

This HIA involves a built heritage assessment to assist the City of London (the City) with its decision-making process regarding rezoning approval.

The purpose of this HIA is to determine if the identified built heritage resources will be impacted by the proposed development by responding to provincial and municipal policy requirements regarding the conservation of built heritage resources in the land use planning process. Consideration must be given to the conservation of heritage resources where a development or site alteration is proposed within or adjacent to a protected heritage property.

This report will identify and evaluate the heritage value of those properties adjacent to the proposed development; identify potential impacts to the identified heritage resources; and, propose appropriate mitigation measures and recommendations for minimizing and avoiding potential negative impacts of the identified heritage resources.

The HIA determined that there are no potential indirect impacts to adjacent properties resulting in vibration impacts from construction activities, as due to the unique nature of the proposed development, construction activities are not anticipated. And, due to the identified cultural heritage resource’s siting within the study area, no direct impacts are anticipated with respect to visual impacts from the proposed development.

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1.0 INTRODUCTION

Zelinka Priamo Ltd. was retained by Brock Developments (the client) to prepare a Heritage Impact Assessment (HIA) as a background document for the proposed redevelopment of the lands known municipally as 1170 Fanshawe Park Road East (hereinafter referred to as the “subject lands”) for the construction of 3 stacked townhouses (one fronting Fanshawe Park Road, and the other two onto Stackhouse Avenue). The proposed development is to be located on the northeast corner of Fanshawe Park Road East and Stackhouse Avenue. The lands currently contain a single detached dwelling, with a garage at the rear of the property.

1.1 Purpose

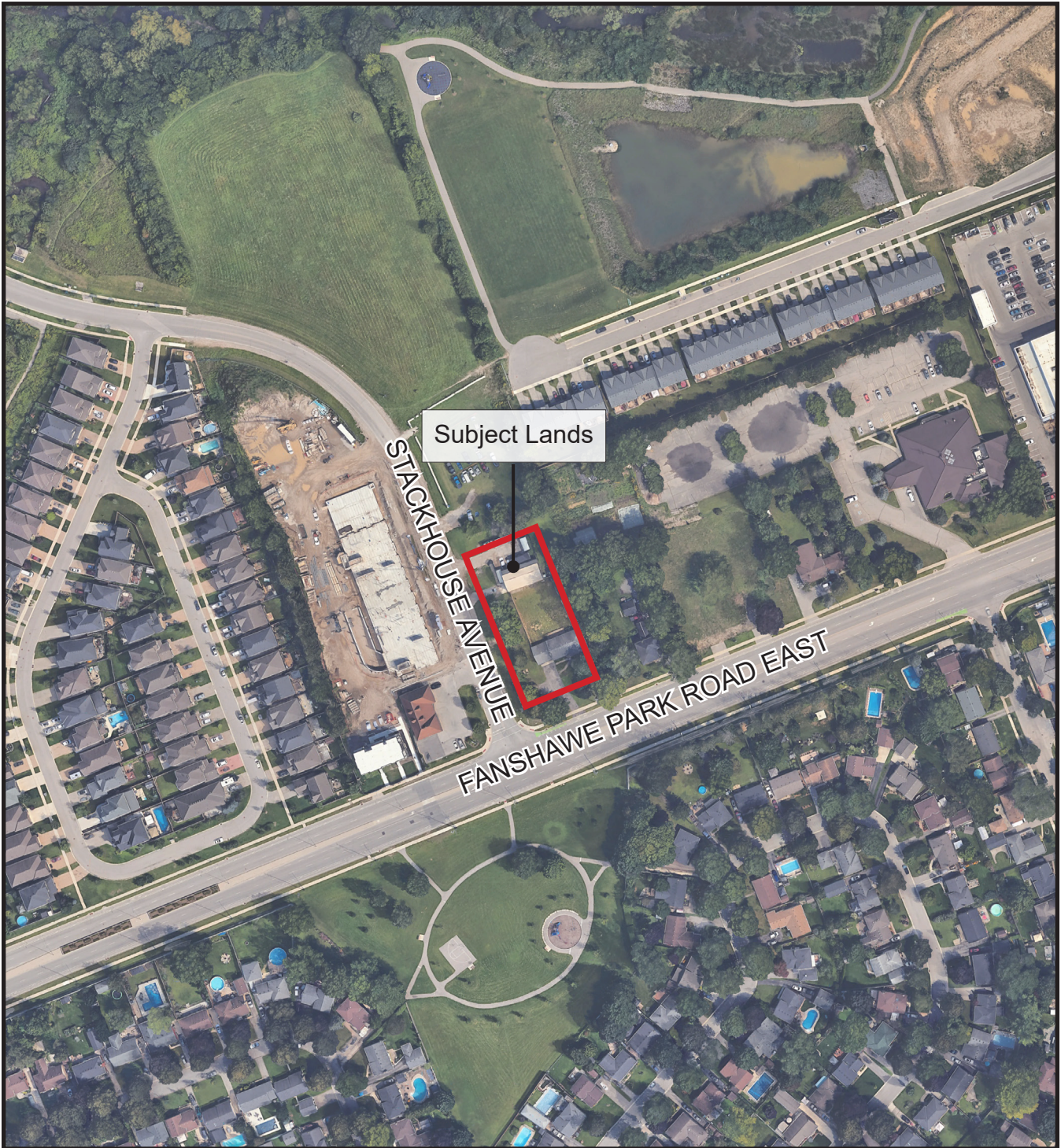
The purpose of this HIA is to determine if the identified built heritage resources will be impacted by the proposed development by responding to provincial and municipal policy requirements regarding the conservation of built heritage resources in the land use planning process. Consideration must be given to the conservation of heritage resources where a development or site alteration is proposed within or adjacent to a protected heritage property.

This report will identify and evaluate the heritage value of those properties adjacent to the proposed development; identify potential impacts to the identified heritage resources; and, propose appropriate mitigation measures and recommendations for minimizing and avoiding potential negative impacts of the identified heritage resources.

1.2 Subject Lands

The subject lands consist of a single, regular-shaped parcel of land located at the northeast corner of Stackhouse Drive and Fanshawe Park Road East. The subject lands have a lot frontage of approximately 40m (131ft) on Fanshawe Park Road East and a lot frontage of approximately 92m (302ft) on Stackhouse Drive, a maximum lot depth of approximately 92m (302ft), and a lot area of approximately 0.3ha (3,724m²). The lands currently contain 1 (one) single-storey single detached dwelling, with a garage at the rear of the property. The lands are generally flat in topography. The subject lands abut residential uses (in the form of single detached dwellings) to the south and east, vacant land planned for a draft plan of subdivision to the north, and medium-high density residential and commercial uses to the west, respectively.

Notably, 1186 Fanshawe Park Road East, a listed heritage property, is located directly to the east of the subject lands.



Project No.: BRK/LON/22-01

Date: JANUARY 2024

Scale: NTS



318 Wellington Road, London, ON, N6C 4P4
TEL (519) 474-7137 Email: zp@zpplan.com

FIGURE 1 - LOCATION

image retrieved from Google Earth, 2018

**1170 FANSHAWE PARK ROAD EAST, HIA
BROCK DEVELOPMENTS
1170 FANSHAWE PARK ROAD
GEO. TOWNSHIP OF LONDON
CITY OF LONDON
COUNTY OF MIDDLESEX**

1.3 Study Area

The study area includes the one adjacent property to the subject lands, at 1186 Fanshawe Park Road (Figure 2), that is listed on the City of London Register of Cultural Heritage Resources.

2907 Dundas Street (Figure 3.1) is a 2-storey farmhouse, built circa 1890. It is an example of the Queen Anne architectural style.

The buff brick building has a simple composition with some modern changes to the front entry and windows.



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FIGURE 2 - STUDY AREA

image retrieved from Google Earth, 2018

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East Facade



Front Facade



West Facade



Rear Outbuilding

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FIGURE 3.1 - PHOTOS

image retrieved from Zelinka Priamo, 2024

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CITY OF LONDON
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Front - 1170 Fanshawe Park Road East



Stackhouse Avenue and Fanshawe Park Road East

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FIGURE 3.2 - PHOTOS

image retrieved from Zelinka Priamo, 2024

1170 FANSHAWE PARK ROAD EAST, HIA
BROCK DEVELOPMENTS
1170 FANSHAWE PARK ROAD
GEO. TOWNSHIP OF LONDON
CITY OF LONDON
COUNTY OF MIDDLESEX

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.

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.

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.

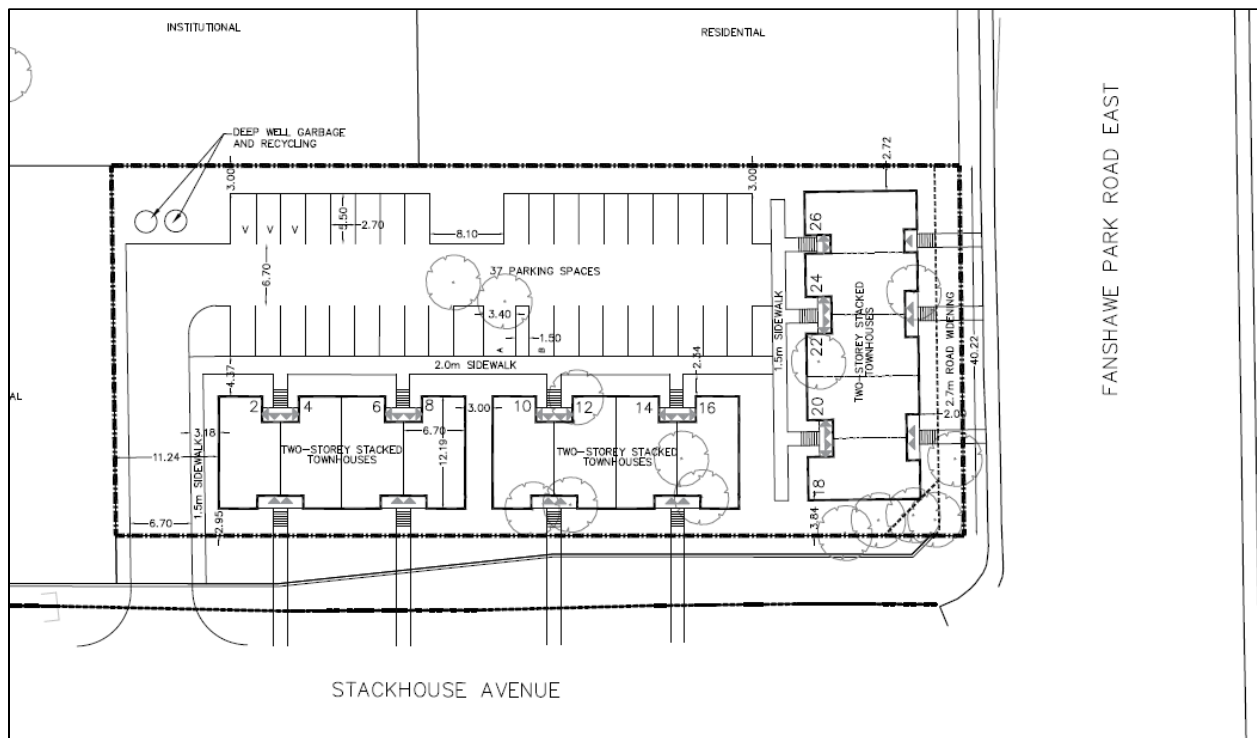
In addition, the potential for indirect impacts resulting from vibration resulting from construction activities should be considered. For the purpose of this HIA, this impact has been categorized under “land disturbances”. Although the impacts of vibration on heritage buildings are not thoroughly studied 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 subject lands (1170 Fanshawe Park Road East) are proposed to be redeveloped for 3 (three), 2-storey stacked townhouses. One will front onto Fanshawe Park Road East while the other two will front onto Stackhouse Avenue. All three buildings are proposed to be two-stories in height with direct pedestrian access to both Fanshawe Park Road East and Stackhouse Avenue.

Figure 3 – Development Concept



3.2 Assessment of Impacts

The following discussion addresses anticipated and potential impacts of the proposed development on built heritage attributes of 1186 Fanshawe Park Road East. Generally speaking, no direct impacts were identified for the building as the proposed development will be entirely restricted to the adjacent property at 1170 Fanshawe Park Road East. The identified heritage attributes relate exclusively to building form, materials, and architectural details. Given this, the proposed development will not affect this heritage resource directly.

Further, the indirect impact on land disruption has little to no potential to reach beyond the extent of the proposed development and reach the adjacent heritage resource. Vibration effects are not expected to 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.

No other indirect impacts on the heritage resources from the proposed developed were identified.

Isolation and obstruction typically deal with relationships between heritage resources and their associated views. The proposed development is located adjacent to 1186 Fanshawe Park Road East, and due to the siting and form of the development proposed, there could be potential for impacts on views. However, the built heritage attribute is fronting onto Fanshawe Park Road East, while the proposed development would limit one's view if one were to look from Stackhouse Avenue, thereby limiting a view that is not significant to begin with.

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

Possible Impact	Proposed Development	Impact Potential
Destruction	The lands at 1170 Fanshawe Park Road are to be redeveloped for three stacked townhouse buildings.	N
Alteration	Study Area buildings will be maintained as-is.	N
Shadows	Proposed height is complementary to the neighbourhood.	N
Isolation	No isolation of heritage attributes.	N
Obstruction	View from streetscape will not be significantly affected.	N

Land Use Change	Proposed land use is consistent with surrounding land uses.	N
Land Disturbance	Possible vibration from construction activities.	Y

4.0 MITIGATION, IMPLEMENTATION, AND MONITORING

4.1 Potential Mitigation Measures

The proposed development has little to no potential to result in direct and indirect impacts to the identified heritage resource. If mitigation needs are identified, methods of minimizing or avoiding potential impacts on heritage resources resulting from project activities are described in Info Sheet #5; of the options presented, the establishment of buffer zones, site plan controls, and other planning mechanisms best avoid impacts related to potential vibration effects.

4.2 Mitigation Discussion

While the study area is situated directly adjacent to the proposed development, demolition will be limited to the existing single-detached dwelling and garage on the subject lands. Through modern demolition practices (such as buffer zones), in conjunction with only demolishing what is required, there would be very little impact on the identified resource.

5.0 RECOMMENDATIONS

The assessment of impacts resulting from the proposed development at 1170 Fanshawe Park Road East has determined that the proposed development will have little to no impacts related to vibration effects to the adjacent identified cultural heritage resources at 1186 Fanshawe Park Road East.

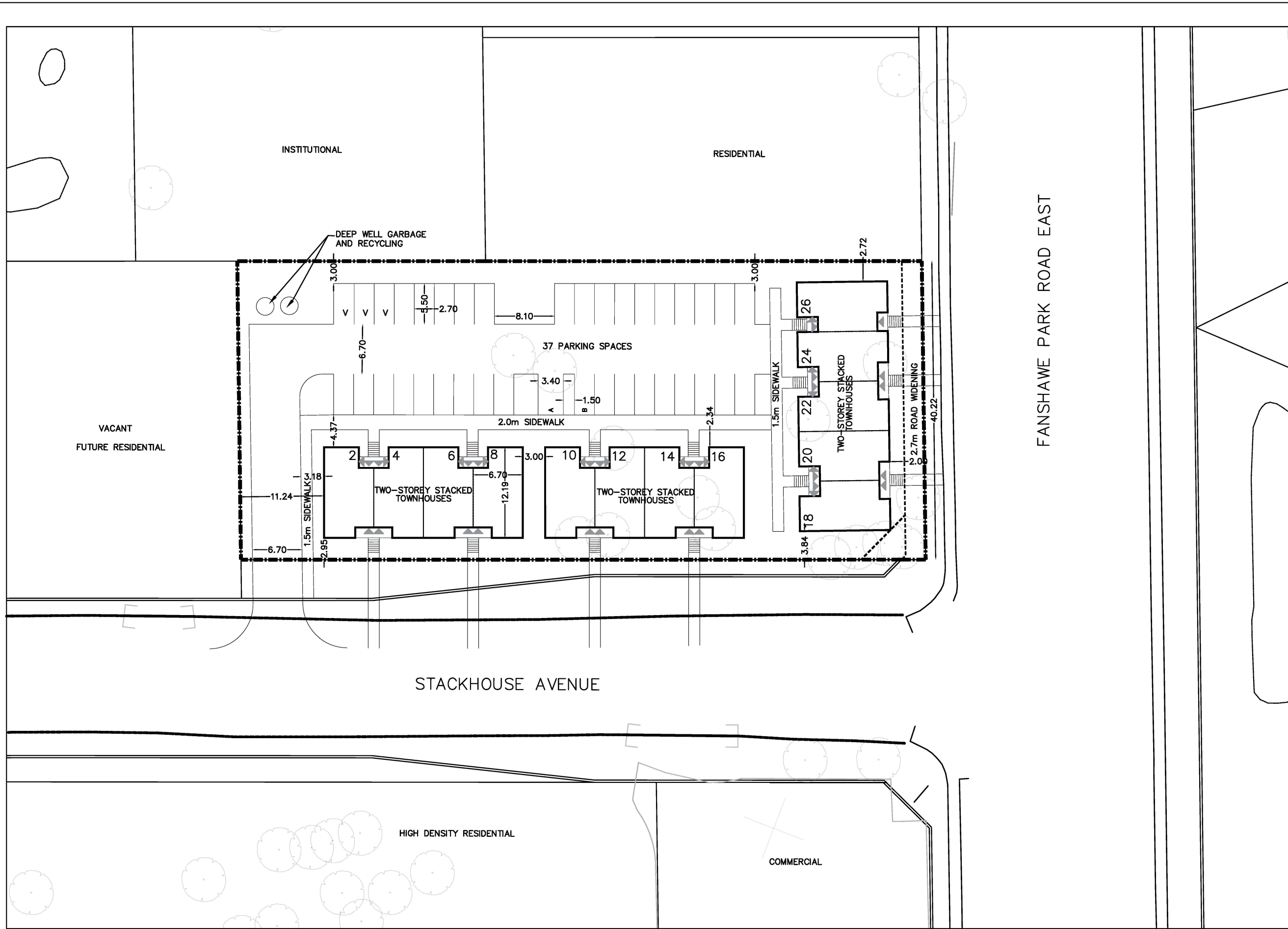
As the subject lands are proposed to be redeveloped for three (3), 2-storey stacked townhouse buildings, it has been identified that monitoring for possible construction/demolition impacts such as vibrations would occur during the construction phase of the proposed development will not be required.

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>
- City of London. (2021, May). *The London Plan*. London, Ontario.
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- M. Crispino, M. D. (2001). MEASUREMENT AND PREDICTION OF TRAFFIC-INDUCED VIBRATIONS IN A HERITAGE BUILDING. *Journal of Sound and Vibration*, 319-335.

7.0 APPENDIX





KEY PLAN

PROPOSED SITE PLAN
 CONC 5, PART LOT 10 REG
 (GEOGRAPHIC TOWNSHIP OF LONDON)
 CITY OF LONDON
 COUNTY OF MIDDLESEX

SITE STATISTICS
 PROPOSED R6-4(*) ZONE

	REQUIRED	PROPOSED
LOT AREA	0.20 ha	0.37 ha
LOT FRONTAGE	22.0 m	38.2 m
LOT DEPTH	N/A	105.5 m
FRONT YARD SETBACK	8.0 m	2.0 m
EXT. YARD SETBACK	6.0 m	2.9 m
SIDEYARD SETBACK (N)	6.0 m	11.2 m
SIDEYARD SETBACK (E)	6.0 m	2.7 m
LANDSCAPED AREA	30%	41%
LOT COVERAGE	40%	29%
HEIGHT	10.5 m	~12m
DENSITY	30 UPH	70 UPH
PARKING	39 SPACES	37 SPACES

DRAWING BASED ON CITY OF LONDON
 BASE MAPPING

NO.	REVISION	DATE	INITIAL

1170 FANSHAWE
 PARK ROAD EAST



DRAWN BY: MD
 PROJECT NO.:
 DATE: DECEMBER 2021
 SCALE: 1:500