

# Heritage Impact Assessment (HIA) for 560 and 562 Wellington Street, London, Ontario

Prepared for Auburn Developments  
560 Wellington Street, London, Ontario

a+LiNK 1319

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preserve + create + sustain  
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## 1.0 Introduction

### 1.1 Purpose of the HIA

a+LiNK Architecture Inc., formerly SJMA Architecture Inc., was retained in 2013 by Auburn Developments, London to prepare a Heritage Impact Assessment (HIA) to satisfy the City of London's requirement for a study to determine the impact of the development proposed for the corner of Wellington Street and Wolfe Street. The requirement was also identified in the RECORD OF PRE-APPLICATION CONSULTATION, dated September 11, 2012 to Hugh Handy, MCIP, RPP, Associate from GSP Group Inc., Kitchener, Ontario from City of London, Michael Tomazincic, Manager - Current Planning.

Ed van der Maarel, Principal Architect and Heritage Consultant with a+LiNK Architecture Inc. prepared the HIA. The HIA is intended to provide an independent professional opinion regarding the impact of proposed developments on cultural heritage resources. The opinions formed in this document are solely those of the Heritage Consultants at a+LiNK Architecture Inc. and not intended to form the professional opinion of the City of London. The purpose of the HIA is to evaluate the impact of the proposed intervention on the heritage resources in the area.

Auburn Developments is proposing to replace the existing buildings at 560 and 562 Wellington Street for the development of a 25 storey mixed use building. It is Auburn's intent that "the building will be a landmark building and signature architecture to the downtown London skyline." The proposal is to provide commercial uses on the ground floor of the building and residential apartments above, to compliment and intensify the downtown area.

### 1.2 Owner Contact Information

The owner of the subject site: 560 and 562 Wellington Street, London, Ontario, is Auburn Developments Inc. The Auburn Development Inc. head office is located in the 560 Wellington Street building.

### 1.3 Definitions

HIA	Heritage Impact Assessment	OPA	Official Plan Amendment
WWHCD	West Woodfield Heritage District	Podium	Base or pedestal of a building
CAHP	Canadian Association for Heritage Professionals	PPS 2014	2014 Provincial Policy Statement
OHA	Ontario Heritage Act		
Significant	resources that have been determined to have cultural heritage value or interest for the important contribution they make to our understanding of the history of a place, an event, or a people.		

#### Cultural Heritage Landscape

a defined geographical area that may have been modified by human activity and is identified as having cultural heritage value or interest by a community, including an Aboriginal community. The area may involve features such as structures, spaces, archaeological sites or natural elements that are valued together for their interrelationship, meaning or association.

## **1.4 Methodology**

The steps taken to prepare the HIA included a site investigation of the WWHCD and the area surrounding the site. Existing documentation was gathered and reviewed including the policies listed in Section 3.0 of this document. The City of London's Inventory of Heritage Resources 2006, the proposed development drawings as prepared by Turner Fleischer Architects of Toronto, and a shadow study prepared by GSP Group was also reviewed.

Conservation principles, as detailed in the Parks Canada's Standards and Guidelines for the Conservation of Historic Places in Canada and the Ontario Heritage Toolkit, were references utilized to determine the heritage principles significant to the site. The proposed development was reviewed in terms of its design impact on the site. Upon review of the available information: site, context, existing architectural style, proposed design and shadow study, the information was analyzed in reference to the policies and conservation principles in Section 6.0 of this HIA.

Final conclusions were prepared from this analysis.

## **1.5 Cultural Significance**

The site (composed of 560 and 562 Wellington Street) is located within the West Woodfield Heritage Conservation District (WWHCD) and is designated under Part V of the Ontario Heritage Act. The site is not designated under Part IV of the OHA. The buildings on the site are rated B properties within the WWHCD but are not included on the City of London's Building Inventory.

The existing built form on the site are not original buildings to the site. The original residences were constructed in 1889 and later demolished to make way for the existing buildings. The existing building at 560 Wellington was constructed in 1970 and the building at 562 Wellington around the early 1970's. While the buildings have been retained in good repair they are neither of a unique architectural style nor are they associated with any significant historical event or person. They are also not of the house form which is the predominant built form in the WWHCD and which is specifically mentioned in the Section of this Report, entitled Reasons for Designation.

## **2.0 Existing Context**

### **2.1 Site**

The site is directly east and across Wellington Street from Victoria Park: a dominant urban feature in the area and a central park within the downtown. The park is the location for numerous public events during the year and remains the primary open public space in the downtown area.

There are presently two office buildings located on this site. The building located at 560 Wellington Street is a five storey office building and 562 Wellington Street is a two storey office building. The site also contains rear parking with a lower parking garage. Existing accesses for the parking is off both Wellington and Wolfe Streets.

The block in which the site is situated is bounded by Wellington Street (west), Central Avenue (south), Waterloo Street (east), and Wolfe Street (north). The block consists of a wide variety of existing built form mainly of commercial offices, converted dwellings to commercial, single-family residential, multi-unit residential and high-rise.



**Figure 1: Site Location**

Directly adjacent to the south is the City Hall Precinct; an open parking lot, Centennial Hall, City Hall, Reg Cooper Square and a 1970's era high rise apartment complex. This area has been the topic of discussion for a number of years; searching for development opportunities to reinforce the Victoria Park edge and introduce elements to sustain the downtown and the site. Most recently, the ideas have been centered around an education hub; possibly with Western University being a major part of the development or a Performing Arts Centre. Proposed development for this area has been identified in the "ReThink London" Master Plan Study.

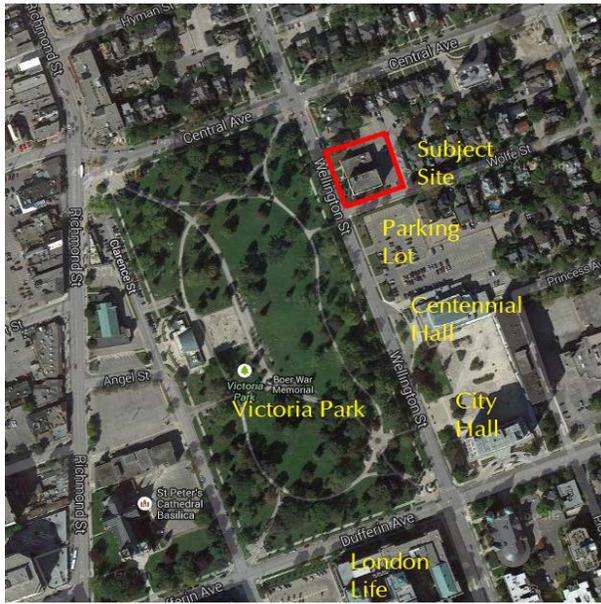


Figure 2: Site Context

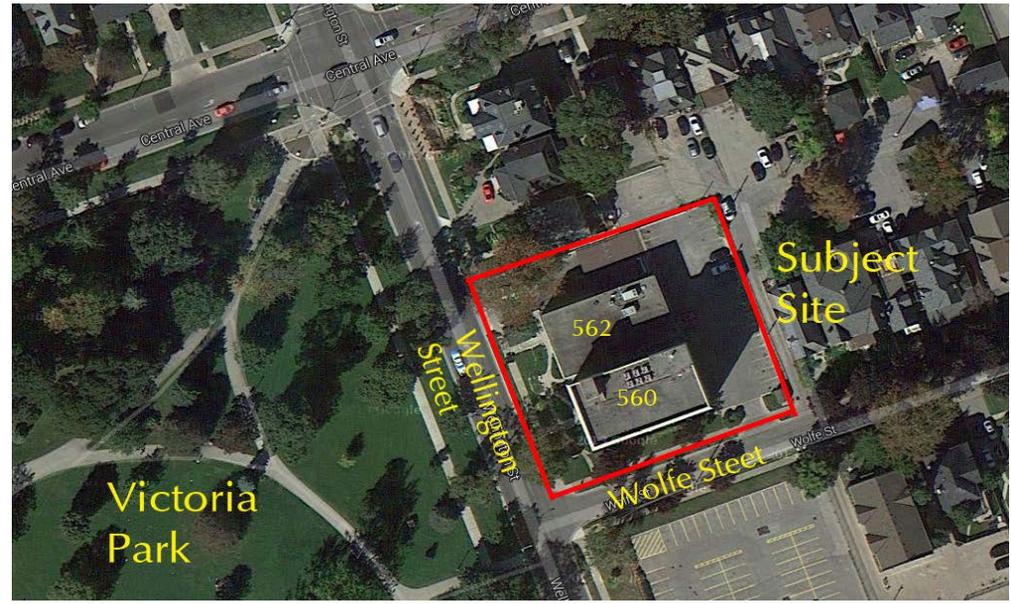


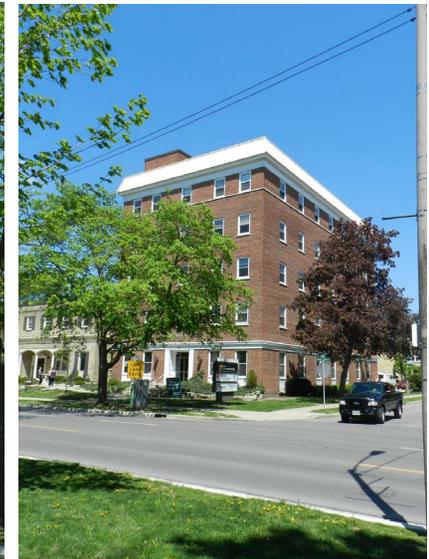
Figure 3: Site Aerial



Figure 4: 562 Wellington Street



Figure 5: 560 Wellington Street



## 2.2 Adjacent Properties - Victoria Park



Figure 6: Victoria Park

Victoria Park, transferred to the City of London in 1874, was named after Queen Victoria and is presently home to many annual events held in the downtown. As well, it has become a seasonal venue for recreational activities for those residing in and visiting the City.

## 2.3 Adjacent Properties - Wellington Street

The adjacent built form, as shown in Figures 7: Wellington Street, constitutes large former estates converted to office uses. Built form, as shown in Figure 8: Wolfe Street, contain residential uses mixed with converted office uses. As stated in the WWHCD Section 2.3.2 Architectural Character, "the majority of the neighbourhood was constructed for, and remains as, residential conversions to commercial and office uses have occurred but with mostly positive impact on the quality of the streetscape." These are examples of the predominant housing form in the WWHCD.



572

Figure 7: Wellington Street



570



568

## 2.4 Adjacent Properties - Wolfe Street



294  
Figure 8: Wolfe Street



296 and 298



298 1/2

## 2.5 Surrounding Neighbourhood



Figure 9: 311 Central Avenue



Figure 10: 532 Wellington Street (City Hall Precinct)

The buildings in the surrounding neighbourhood consist of varying mixed used residential/commercial offices and residential high rise 8 storeys on Central Avenue, 12 storeys to the north of City Hall and 24 storeys, One London Place, south of Queen's Avenue.



**Figure 11: Wellington and Queens Avenue**



**Figure 12: 295 Dufferin**

The WWHCD is comprised of a wide variety of architectural styles and detailing. The WWHCD also contains a number of contemporary conversions of the heritage built form. The adaptation of these buildings for contemporary commercial uses demonstrates that the WWHCD is a stable and secure area which can accept change while maintaining its integrity.



**568 Wellington**



**318 Wolfe Street**

**Figure 13: Existing contemporary commercial conversions**

## 2.6 Historical Site Development

Fire Insurance Plans circa. 1881 (revised 1888) indicate the site was the former Artillery Grounds and housed a number of buildings associated with that function and spread around the site. Wolfe Street did not exist at that time. However, as referenced in the 1892 (Revised 1907) Fire Insurance Plan, the Artillery site was then subdivided into lots and a development of various housing stock. Wolfe Street was part of this subdivision plan. Residences once existed at the addresses of 560 and 562 Wellington as identified in the plan.

The residences were later demolished to make way for the office structures which exist today.

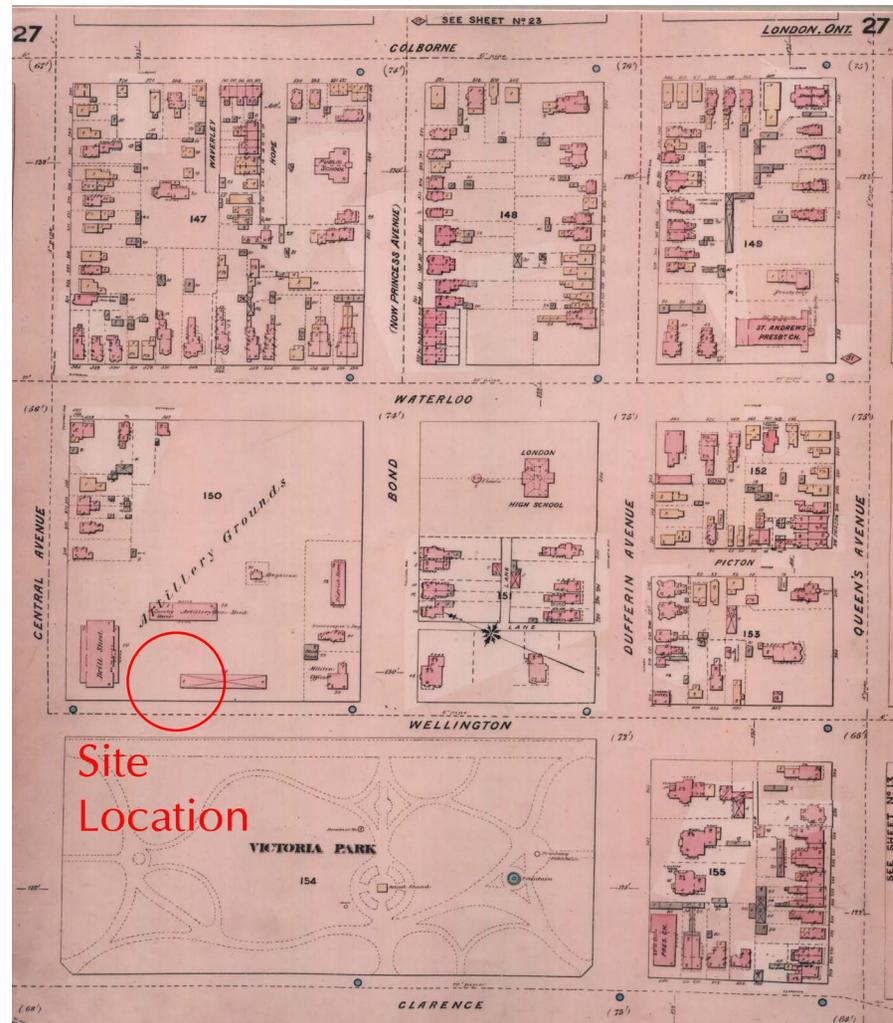


Figure 14: Excerpt from 1881 (Revised 1888) Fire Insurance Plan;  
University of Western Ontario

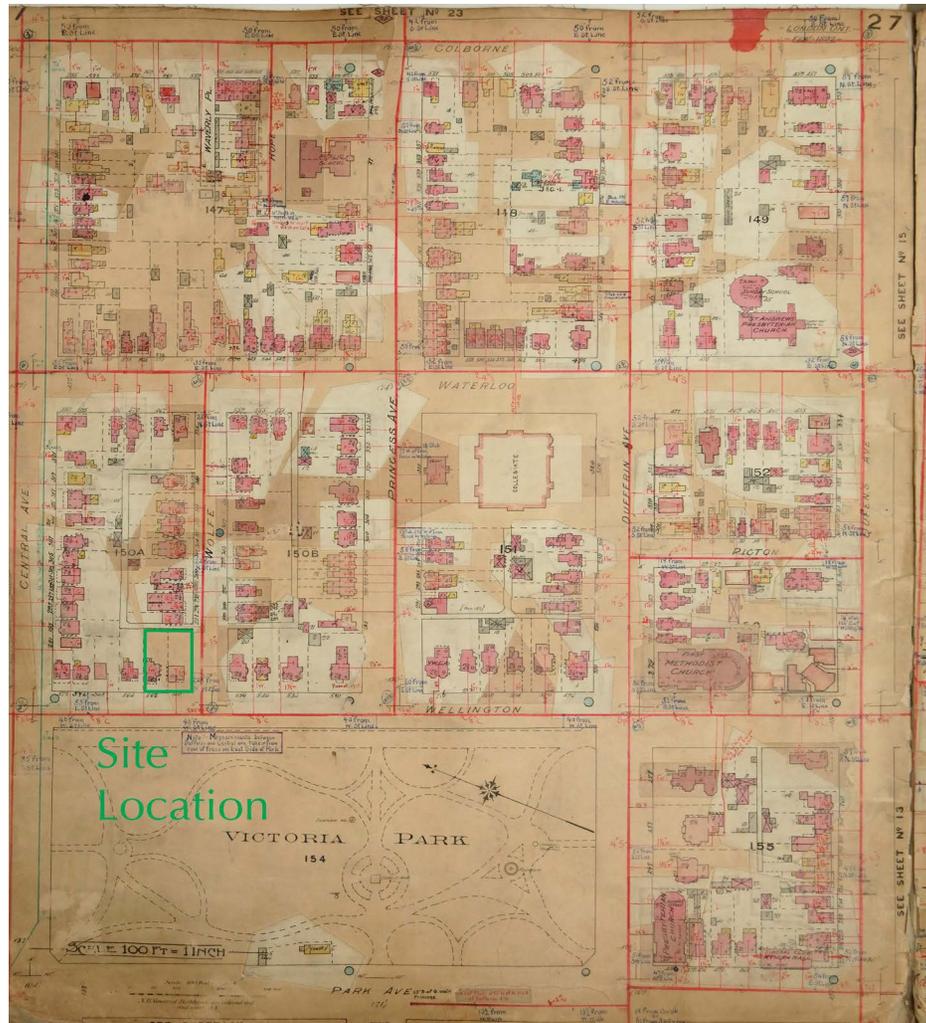


Figure 15: Excerpt from 1892 (Revised 1907) Fire Insurance Plan; University of Western Ontario

### 3.0 Policy Review

#### 3.1 Provincial Policy Statement (2014 PPS)

It is a requirement of the Planning Act that decisions affecting land use shall be consistent with the latest issued Provincial Policy Statement. The purpose of the PPS is to provide municipalities with the principles to support the continuation and development of strong communities, a clean and healthy environment and sustainable economic growth for the long term.

As part of the PPS, "built heritage resources" can be considered "significant" or have cultural heritage value or interest. The resource shall be "valued for the important contribution to the community as a contribution to the history of a place, an event, or a people."

Under the 2014 PPS, built heritage resources means a building, structure, monument, installation or any manufactured remnant that contributes to a property's cultural heritage value or interest as identified by a community, including an Aboriginal community. Built heritage resources are generally located on property that has been designated under Parts IV or V of the Ontario Heritage Act, or included on local, provincial and/or federal registers.

Specifically Section 2.6 of the Provincial Policy Statement addresses Cultural Heritage. It states in:

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

and

2.6.3 *"Planning authorities shall not permit development and alteration on adjacent lands to protected heritage property except where the proposed development and alteration has been evaluated and it has been demonstrated that the heritage attributes of a protected heritage property will be conserved."*

As well, it states that: *Mitigative measures and/or alternative development approaches may be required in order to conserve the heritage attributes of the protected heritage property affected by the adjacent development or site alteration.*

#### 3.2 Official Plan

The site is located within the West Woodfield Heritage Conservation District. The City of London enacted By-law No. L.S.P.-3400-254 on July 22, 2008. This by-law designated the heritage conservation district as West Woodfield Heritage Conservation District (WWHCD). The by-law came into force in accordance with section 41 of The Ontario Heritage Act (OHA). The WWHCD was adopted in the City of London Official Plan under OPA No. 446, and passed July 28, 2008. The Official Plan contains a distinct section 13.3.8.4 West Woodfield.

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

Section 13.1 Objectives of Properties of Cultural Heritage Value or Interest of the City of London's Official Plan contains the general policies and objectives in respect of cultural heritage value or interest. Those policies include:

- i) protect in accordance with Provincial policy those heritage resources which contribute to the identity and character of the City;*
- iii) encourage new development, redevelopment and public works to be sensitive to, and in harmony with, the City's heritage resources.*

As well, Section 13.2.3.1 states "Where a heritage building is protected under Parts IV, V or VI of the Ontario Heritage Act, development, site alteration or demolition may be permitted on adjacent lands where it has been evaluated through a Heritage Impact Statement, and demonstrated to the satisfaction of Council that the heritage values, attributes and integrity of the protected heritage property re retained."

Section 13.3 of the Official Plan provides policies in respect of HCDs and sets out the policies and factors to be considered by council when it adopts and approves an HCD.

Section 13.3.6 provides policies that apply that an HCD, namely:

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

Specifically 13.3.8.4 addresses the West Woodfield Heritage Conservation District.

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

### 3.3 West Woodfield Heritage Conservation District (WWHCD)

#### 3.3.1 Description of WWHCD

The site is located within the West Woodfield Heritage Conservation District (refer to Figure 16). The City of London enacted By-law No. L.S.P.-3400-254 on July 22, 2008. This by-law designated a heritage conservation district known as West Woodfield Heritage Conservation District (WWHCD) to protect the heritage resources of the West Woodfield area.

The boundary of the WWHCD is shown in Figure 16. As stated in the WWHCD Plan Section 2.2 the Recommended Heritage Boundary *“concluded that a logical heritage conservation district boundary would incorporate almost the whole of the originally identified study area with the exception of the commercial properties along Richmond Street and the area already designated in the East Woodfield Heritage Conservation District. The boundary also incorporated additional properties along the east side of Waterloo Street and the north side of Central Avenue, the south side of Queens Avenue and the block bounded by Wellington Street, Queens Avenue, Picton Street and Dufferin Avenue”*

#### 3.3.2 Policies of the WWHCD

The WWHCD Plan describes a number of policies and guidelines in Section 4.0 District Policies for consideration by City staff, Council, and property owners when reviewing proposals and considering changes to the District. These policies have been further categorized in the Section 4.0 of the WWHCD as follows:

1. Subsection 4.1 Development Pattern - Policies:
  - (a) Maintain the residential amenity and human scale by ensuring that the low density residential land use character remains dominant.
  - (b) New land uses that are out of keeping with the general residential character of the District, or would have a negative impact on it, are discouraged.
  - (c) Higher intensity uses or redevelopment opportunities shall be focused outside of the residential district and in areas designated for intensification.
  - (d) Where new uses or intensification is proposed, adaptive reuse of the existing heritage building stock should be considered wherever feasible.
  - (e) Severances which would create new lots are strongly discouraged, unless the resulting properties are of similar size and depth to existing adjacent lots.
  - (f) Where original detached residential buildings are lost due to unfortunate circumstances such as severe structural instability, fire or other reasons, the setback of replacement buildings shall be
2. Subsection 4.2 Heritage Buildings - Policies describes the property assessment and rating system reviewed in further detail in 'Section 3.3.3 Heritage Property Rating System' of this document.
3. Subsection 4.2.1 Alterations and Additions - Policies
  - (a) Minor exterior alterations and additions to buildings shall be permitted provided such alterations are not within any front or exterior side yard.

- (b) Structural alterations to the exterior of buildings visible from the street are not permitted in the event of residential conversions. Any exterior stairs or fire escapes are to be enclosed and kept away from the front or street facing façade of the structure.
  - (c) Additions shall be subordinate to the original structure to allow the original heritage features and built form to take visual precedence on the street.
4. Subsection 4.2.2 Demolitions - Policies:
- (a) The demolition of heritage buildings in the District is strongly discouraged.
  - (b) Any proposal to demolish a heritage building or portion of a heritage building within the District shall require approval from the municipality.
  - (c) Where demolition of a heritage building is proposed, the property owner shall provide supporting documentation demonstrating appropriate reasons for the demolition.
  - (d) In situations where demolition is approved by Council, written and / or photographic documentation of any notable architectural features and construction techniques may be required to create a record of the building and its components.
  - (e) Reclamation of suitable building materials such as windows, doors, mouldings, columns, bricks, etc. for potential reuse in a new building on the site or as replacement components for other buildings in the neighbourhood which require repair and restoration over time is strongly encouraged if demolition is approved for any heritage buildings in the District.
5. Subsection 4.3 New Development - Policies:
- (a) New buildings shall respect and be compatible with the heritage character of the West Woodfield area, through attention to height, built form, setback, massing, material and other architectural elements.
  - (b) Design guidelines provided in Section 8 of this Plan will also be used to review and evaluate proposals for new buildings to ensure that new development is compatible with the adjacent context.
  - (c) In cases where the new building is replacing a high rise, the height should be restricted to match the existing building plus or minus one floor.
  - (d) Where zoning permits higher buildings, studies on shading, loss of view, increased traffic, noise and parking congestion should be conducted and measures taken to mitigate the potential effects.
6. Subsection 4.4 Public Realm - Policies:
- a) Approvals for municipal works projects that contradict the objectives of this Plan shall follow the Heritage Alteration Permit process as detailed in Section 6 of the WWHCD.
  - b) Mature street trees are to be protected and preserved unless they present a public safety hazard or are in a serious state of decline due to age or disease. When removal of street trees is required, they should be replaced with new trees of an appropriate size and species as determined by the City of London Planning and Development Department and the Urban Forester.
  - c) The City is encouraged to implement a street tree planting program to fill in gaps that exist in the neighbourhood in order to enhance canopy coverage.
  - d) Landscaping that complements the existing landscapes of the district, screens parking areas and contributes to the overall pedestrian quality is encouraged for all new development. Specific landscape elements will be governed by Site Plan Approval requirements.

- e) The City is encouraged to adopt a heritage tree designation policy. The process for selecting and designating a heritage tree should be a collaborative process between the Forestry Group and LACH.
  - f) Retention of existing grass boulevards and street trees throughout the neighbourhood is strongly encouraged whenever repairs or improvements are made to roads, sidewalks or underground services. Should removal of trees and boulevards be unavoidable as part of the infrastructure works, every effort should be made to replace them upon completion of the work.
  - g) Existing road right-of-ways and widths of paved surfaces should not be increased unless required for reasons of public health and safety or where previously indicated for the provision of bike lanes.
  - h) Where required, street furnishings, including benches, garbage cans, bicycle racks and other components, should be consistent throughout the neighbourhood and be of a style and material that complements the heritage attributes of the District, as well as those furnishings that are already established in Victoria Park.
  - i) City of London street signage for heritage conservation districts should be erected in order to identify the area as a Heritage Conservation District.
  - j) Victoria Park: The interpretive feature that is planned for the Woodfield Corner should serve to raise awareness of the District's history and heritage attributes. Emphasis should be placed on preservation of the trees and the growing environment.
7. Subsection 4.5 Part IV Designations - Policies:
- a) The policies and guidelines of this Conservation Plan are to apply to all properties previously designated under Part IV of the Ontario Heritage Act.
  - b) Interior alterations are still governed by the Ontario Heritage Act for Part IV designated properties.
  - c) In addition to the policies and guidelines of this Plan, all interior and exterior features previously designated under Part IV of the Ontario Heritage Act, that are or may be above or beyond those features to be protected as a result of designation under Part V are to continue to be protected in the same manner as prior to their designation under Part V.
8. Subsection 4.6 Adjacent Areas - Policies:
- a) A Heritage Impact Analysis, in accordance with the policies of the City of London may be required for any redevelopment proposals within or adjacent to the Heritage Conservation District. The City of London Official Plan identifies adjacent lands as those lands that are contiguous and lands that are directly opposite a protected heritage property, separated only by a laneway or municipal road.

The analysis and mitigation of the applicable described policies of the WWHCD are specifically addressed in the chart in Section 6.6 of this document.

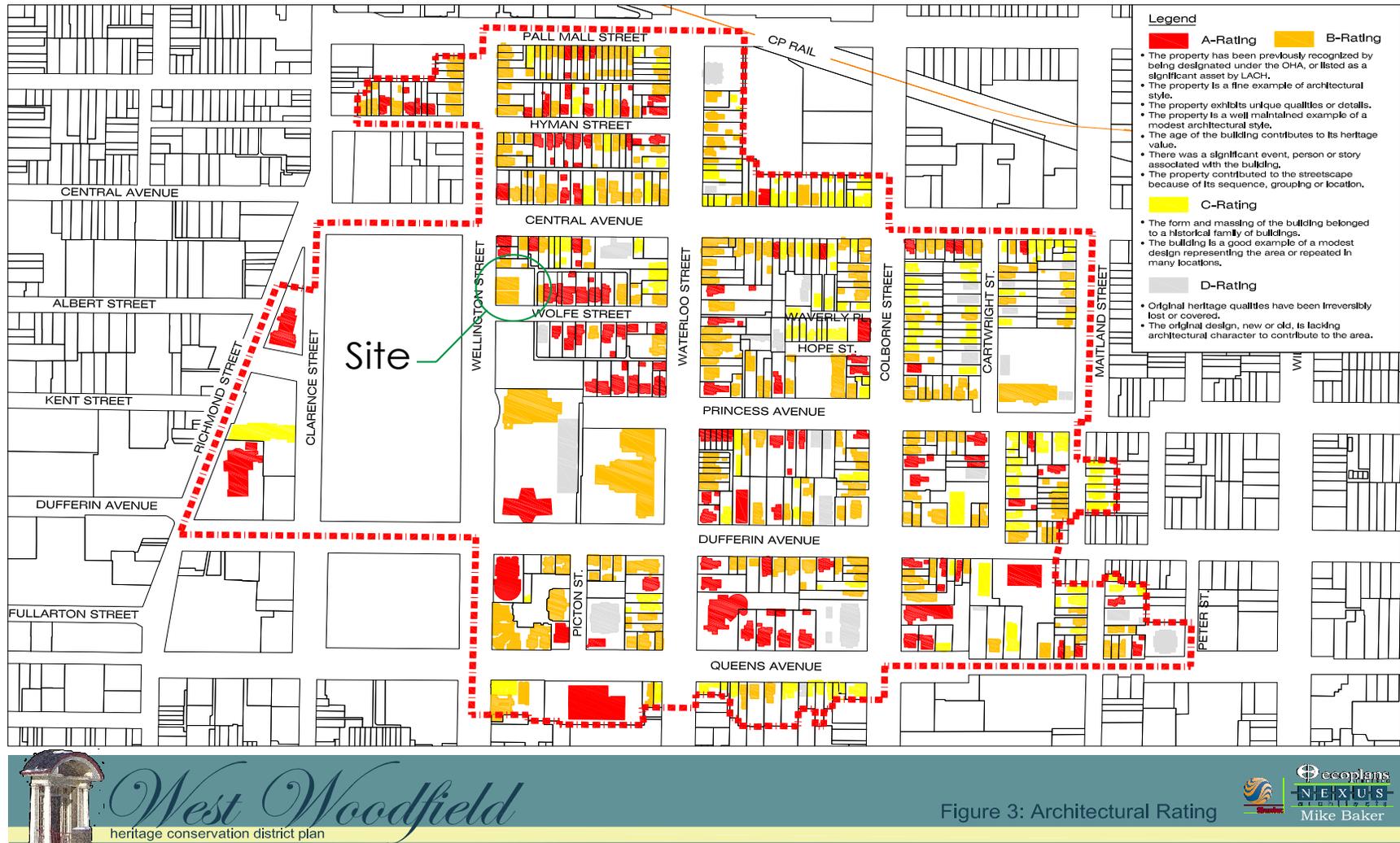


Figure 16: West Woodfield Heritage Conservation District

### 3.3.3 Heritage Property Rating System

The WWHCD incorporates a Heritage Property Rating System utilizing a grade system. Under this grade system, properties are described as the following:

- *'A' properties - are considered to have the highest cultural heritage significance and are of the utmost priority for heritage preservation and conservation via designation under Part IV of the Ontario Heritage Act.*
- *'B' properties – are considered to be of high cultural heritage value or interest. While 'B' rated properties stand out on their own, they are considered of lesser overall significance than 'A.' 'B' rated properties may also be candidates for heritage preservation and conservation via designation under Part IV of the Ontario Heritage Act.*
- *'C' properties – are considered to be of "fair" or "good" cultural heritage value or interest; contributing to the overall heritage character of a streetscape or neighbourhood. 'C' rated properties are important reminders of the past and potential designation of these properties would be considered on a case-by-case basis.*
- *'D' properties – are considered to be of "some" or "minimal" cultural heritage value or interest. Their cultural heritage significance has often been modified substantially by unsympathetic alterations and/or additions to the structure.*

In the WWHCD document, approximately 25% of the properties are designated as an 'A' Rating. The remainder of the properties are designated with a 'B' Rating or less. The site: 560 and 562 Wellington Street are described as having a 'B' Rating Designation. The property located at 294 Wolfe Street is adjacent and directly to the east of the 560 Wellington Street site. Auburn Developments of London presently owns 560 and 562 Wellington, as well as 294 Wolfe Street. The buildings directly adjacent to the site, on both sides, are also designated with a 'B' Rating.

Specifically, a property or building with a 'B' rating in the WWHCD is described to be one or more of the following parameters.

A 'B' rated building is described as:

- property that has been previously recognized by being designated under the OHA or listed as a significant asset
- the property is a fine example of architectural style
- the property exhibits unique qualities or details
- the property is a well maintained example of a modest architectural style
- there was a significant event, person or story associated with the building
- the property contributed to the streetscape, grouping, or location

There are approximately 50 properties within the WWHCD that are on the City of London Inventory of Heritage Resources 2006.

## 4.0 Conservation Principles

### 4.1 Parks Canada's Standards and Guidelines for the Conservation of Historic Places in Canada Second Edition 2010.

These guidelines were developed by Federal and Provincial authorities as a tool to assist users how to best conserve historic places. It sets standards and criteria for conservation practitioners to evaluate heritage properties and proposed changes to those properties.

Section 4.1 Guidelines for Cultural Landscapes, including Heritage Districts addresses new forms to be designed in HCDs. It defines a heritage district as:

*"A place comprising of a group of buildings, structures, landscapes and/or archaeological sites and their spatial relationships where built forms are often the major defining features and where the collective identity has heritage value for a community, province, territory or the nation." Heritage districts can be urban or rural. Most heritage districts are governed by municipal by-laws that are complemented by guidelines to protect their heritage value."*

Specifically Section 4.1.11 addresses 'Built Features' in the 'General Guidelines for Preservation, Rehabilitation and Restoration'

Item 13 refers to the replacement of an entire built feature while Item 15 under the heading 'Additions or Alterations to a Cultural Landscape' refers to 'Designing a New Built Feature.'

*Item 13 "Replacing in kind an entire built feature by using the physical evidence of its form, material and detailing to reproduce it. If using the same kind of material is not technically, economically or environmentally feasible, then a compatible substitute material may be considered; for example, replacing redwood decking with cedar, a less endangered species. The replacement feature should be as similar as possible to the original, both visually and functionally. Replacing an irreparable built feature with a new feature that does not convey the same visual appearance."*

*Item 15 "Designing a new built feature, when required by a new use, to be compatible with the heritage value of the cultural landscape.*

*For example, erecting a new farm outbuilding; using traditional form and materials, or installing signs and lighting compatible with the cultural landscape. Locating a new built feature in a manner that undermines the heritage value of the cultural landscape. Introducing a new built feature such as an interpretive panel that is visually incompatible with the cultural landscape."*

Section 4.3.1 of the Standards and Guidelines addresses 'Exterior Form' and the 'Guidelines for Rehabilitation Projects'.

*Item 14 "Designing a new addition in a manner that draws a clear distinction between what is historic and what is new. Duplicating the exact form, material, style and detailing of the original building in a way that makes the distinction between old and new unclear.*

*Item 15 "Designing an addition that is compatible in terms of materials and massing with the exterior form of the historic building and its setting. Designing a new addition that has a negative impact on the heritage value of the historic building."*

## 4.2 Ontario Heritage Tool Kit

The Ministry of Culture developed the Ontario Heritage Tool Kit as guides for municipalities, municipal staff, heritage committees, land use planners, heritage professionals, heritage organizations, property owners and others. It was designed to help them understand the heritage conservation process in Ontario and explain the Ontario Heritage Act, the Planning Act, and related programs. The focus of one of the components of the Ontario Tool Kit is specifically 'Heritage Resources In The Land use Planning Process, Cultural Heritage and Archaeology Policies of the Ontario Provincial Policy Statement, 2014.'

It refers directly to the PPS 2014.

The Ontario Heritage Toolkit provides guidelines for what should be contained within an HIA.

## 5.0 Proposed Development

### 5.1 Height, Massing, and Setbacks

The proposed development is a 25 storey commercial/residential building to be located at the south west corner of Wellington and Wolfe Streets. The existing buildings at 560 and 562 Wellington Street are to be demolished to make way for the new development.

The building has been designed in accordance with the City of London Urban Design Guidelines which recommends tall buildings should have a base, a middle, and a top. The new base or podium consists of 4 levels which includes parking and commercial space on the ground floor. There is also 2 levels of underground parking. Parking garage access/exit and loading access occurs off Wellington Street and Wolfe Street in the same locations as the present parking garage access/exit and loading.

The proposed podium is in keeping with the scale of the existing buildings located on the site as well as the buildings adjacent to the site, on both Wellington and Wolfe Streets. The podium has been designed with masonry materials in keeping with the heritage materials of the block. As well, a canopy has been introduced at the first storey to provide a human scale and is reflective of the residential porches found on the house form buildings which are predominant with the WWHCD. The vertical rhythm of the podium has also been designed to take into account the rhythm of Wellington and Wolfe Street. The WWHCD contains a variety of building scales and street rhythms and therefore adopting the local area rhythm is the best approach. Fenestration on the podium facade reflects the proportions of the heritage properties within the block.

The adaptive reuse of the existing buildings was evaluated. The new parking functions do not align structurally and makes it unfeasible to integrate the existing buildings into the podium. Further to this, the idea of retaining the building faces was evaluated. This approach is deemed to have a negative impact on the heritage district as facadism is not an acceptable approach to new builds.

The residential floors above the podium have been designed in a contemporary modern vernacular to respect the heritage massing at the podium level. The top levels have been designed within keeping of current urban design guidelines and provides a top to the building. The materials proposed are lighter in mass and colour so as not to detract from the podium, at the street level.

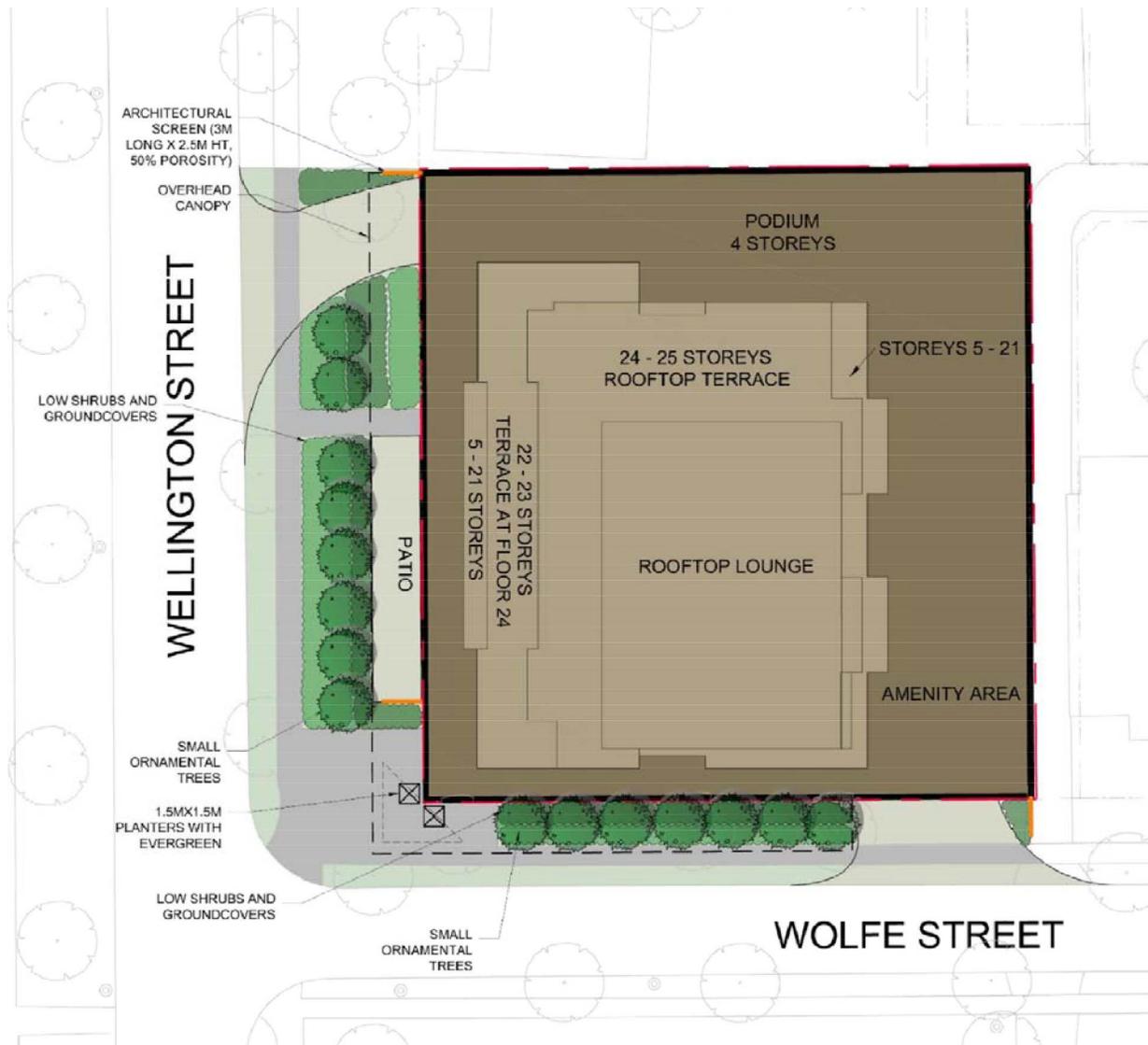


Figure 17: Proposed Site Plan



Figure 18: Site Roof Plan

## 5.2 Proposed Concept Renderings



Figure 19: Wellington and Wolfe Street View



Figure 20: Victoria Park View

### 5.3 Shadow Impact

The shadow analysis diagrams are shown in Appendix '2' and have been prepared by the GSP Group Inc. These diagrams show the impact of the proposed development and the affect of light and shade on the existing built form. Based on these diagrams, the majority of shadow in the Spring to Fall occur early morning in the north east corner of Victoria Park and late afternoon in the rear parking areas of the residential/commercial buildings in the block. During the winter, it casts on the north east portion of Victoria Park and the north west corner of the block in which the proposal resides; casting some shadows across Central Avenue.

These diagrams indicate that the shadow impact on the site is minimal.

1. March 21 (Spring Solstice)

The most significant shadow occurs during the 4:00 pm time period and casts shadow into the rear lots of the block. These yards consist primarily of parking areas for the mixed residential/commercial uses. Shadow diagrams indicate a minimal amount of shadow cast into the neighbourhood and Victoria Park.
2. June 21 (Summer Solstice)

Shadow diagrams indicate shadow impact is minimal to the heritage district due to the building orientation in relation to the sun's rotation.
3. September 21 (Autumn Solstice)

The Autumn Solstice is similar to the Spring Solstice.
4. December 21 (Winter Solstice)

The Winter Solstice casts the least time period of shadow due to being the shortest day of the year. It also casts the longest shadow. While this shadow does affect properties across Central Avenue, it has the least impact on the block, in which it was designed.

Overall, according to the shadow diagrams, the shadow impact on the surrounding neighbourhood and Victoria Park is minimal.

## 6.0 Analysis and Mitigation

### 6.1 Provincial Policy Statement (2014 PPS)

The PPS provides that “significant” heritage resources shall be conserved. The significant heritage resource in this circumstance is the WWHCD as a whole, not any individual site within the District. While we acknowledge that the buildings on the site are given a ‘B’ rating within the WWHCD Plan, in our opinion the buildings are not reflective of the dominant house form which is an essential heritage attribute of the District.

Section 2.6.1 states “Significant built heritage resources and significant cultural heritage landscapes shall be conserved.”

The cultural heritage landscape of the site is being conserved. The removal of these two buildings does not undermine the heritage attributes of the landscape of the site since the buildings are not original to the site. The existing buildings or built heritage resources at 560 and 562 Wellington do not exhibit a unique architectural style or unique details that reflect the original architecture of the site and of the neighbourhood. While these buildings were constructed of masonry, with some minor cornice detailing as a gesture, they certainly do not reflect the original heritage or architectural detailing of the area. As well, there is no significant person or event directly associated with the site, the former or the existing buildings.

It is our opinion that the buildings on the site can be removed and provided they are replaced with the proposed building which is sympathetic to the heritage attributes of the WWHCD, the integrity of the District, as whole, will be maintained.



Figure 21: Formerly 562 Wellington Street constructed 1889



Figure 22: Formerly 560 Wellington Street, constructed 1889, at corner of Wolfe Street.

## 6.2 Official Plan

By-law No. L.S.P.-3400-254 was enacted to designate the WWHCD as a heritage conservation district in accordance with the OHA. The WWHCD was adopted in the City of London Official Plan under OPA No. 446. The research, as stated in Section 3.2 of this HIA, identifies a number of policies in terms of the City of London's heritage assets. Specifically:

Section 13.1 Objectives of Properties of Cultural Heritage Value or Interest of the City of London's Official Plan contains the general policies and objectives in respect of cultural heritage value or interest. Those policies include:

- i) protect in accordance with Provincial policy those heritage resources which contribute to the identity and character of the City;*
- iii) encourage new development, redevelopment and public works to be sensitive to, and in harmony with, the City's heritage resources;*

Section 13.2.3.1 of the OP states "Where a heritage building is protected under Parts IV, V or VI of the Ontario Heritage Act, development, site alteration or demolition may be permitted on adjacent lands where it has been evaluated through a Heritage Impact Statement, and demonstrated to the satisfaction of Council that the heritage values, attributes and integrity of the protected heritage property re retained."

Section 13.3 of the Official Plan provides policies in respect of HCDs and sets out the policies and factors to be considered by council when it adopts and approves an HCD. Section 13.3.6 provides policies that apply that an HCD, namely:

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

Specifically 13.3.8.4 addresses the West Woodfield Heritage Conservation District.

The West Woodfield Heritage Conservation District is one of the older neighbourhoods within London. It is located adjacent to the downtown and consists of a number of original buildings. The architectural styles within the district vary including Italianate, Queen Anne, and Edwardian styles but the most popular style is the one and half storey Queen Anne house with the front gable. There are a number of houses with similar front porches and decorative detailing, providing cohesiveness to the neighbourhood. However, the neighbourhood has seen a number of conversions of its residences, but has maintained the architectural integrity of the area.

Our study of the WWHCD indicates the district contains a variety of architectural forms, styles, and detailing. It is our opinion that it has remained a stable and robust heritage district despite exemplifying the variety of the building stock contained within the district. The current existing buildings do not reflect the predominant housing stock or architectural style as specifically described in Section 13.3.8.4 of the Official Plan or the WWHCD Plan. It is our opinion that these buildings do not reflect the 'heritage attributes' of the WWHCD as described and therefore the removal of these buildings would not detract from the district.

### **6.3 West Woodfield Heritage Conservation District**

#### **6.3.1 Site Specific 'B' Rating Comments**

The existing buildings: 560 and 562 Wellington Street are not the original buildings to the site (refer to Figure 21 and 22). While the site is in the WWHCD under Part V of the Heritage Act, the site is neither listed in the City of London, Inventory of Heritage Resources 2006 nor are they individually designated under Part IV of the Heritage Act. Specifically in the West Woodfield Heritage District Plan these buildings are denoted as a 'B' rating. The properties adjacent to the site at 568 Wellington and 294 Wolfe Street are identified as a 'B' rating.

As with 568 Wellington and 294 Wolfe, and many other examples with the district, it is our opinion that these other properties are deserved of a 'B' rating due to their unique architectural style and unique detailing as reflected throughout the WWHCD. It is also our opinion that the buildings at 560 and 562 Wellington do not exhibit a unique architectural style or unique details that reflect the original architecture of the site and of the neighbourhood. While the existing buildings were constructed of masonry, with some minor cornice detailing as a gesture, they certainly do not reflect the original heritage or architectural detailing of the area. As well, there is no significant person or event directly associated with the site, the former, or the existing buildings.

The buildings and the site have been well maintained by the owners. The site does contribute to the streetscape by clearly identifying the street corner and the block edges as well as taking advantage of the prominent views of Victoria Park. While the landscaping softens the transition between the street and the building face, it lacks the opportunity to provide ground level functions to the public.

It is our opinion that the removal of these buildings would not have an adverse effect on the WWHCD since these buildings are not original to the site and furthermore would not undermine the integrity of the District.

#### **6.3.2 Specifics of the West Woodfield Heritage Conservation District**

In reference to the WWHCD Plan 'Reasons for Designation' in Section 2.1, the site is not connected with a particular historical event nor is the built form of the era that is unique to the community. The buildings do not represent a design or method of construction which is architecturally and/or historically significant to the community, region, province or nation. As well, this particular block is not entirely comprised of heritage buildings.

Section 2.2 of the WWHCD references “the collection of exceptional houses and businesses.” The existing buildings on the site are distinct from this architectural vernacular on Wolfe Street and Wellington Streets. They do not contribute to the area since they do not contribute to the architectural form of distinct storey and a half estate dwellings found in the WWHCD. The removal of the existing buildings will not detract from the existing architectural vernacular of the district.

The WWHCD Plan Section 2.3.2 discusses “original buildings that are well crafted” and “architectural styles and influences that are consistent with the more popular styles of the period in which they were constructed, including Queen Anne, Edwardian and Italianate styles.” As well, it describes “a substantial number of dwellings that are ‘storey-and-a-half’ Queen Anne gable-front houses.” It goes further to describe the area: “Throughout the neighbourhood, there is a visual consistency to the architecture, delivered through the repetition of such features as front porches including some very fine two storey examples...” The existing buildings, which are not original to the site, do not reflect the qualities as described in Section 2.3.2 and therefore the removal of the buildings on the site would not detract from the neighbourhood.

Section 3.1, Streetscape presents its goal to “Maintain and enhance the visual, contextual and pedestrian oriented character of West Woodfield’s streetscape and public realm by: Recognizing that the area’s heritage includes streets, parks, trees, open spaces, monuments, street furniture, signs and all manner of items that contribute to the visual experience of a community, whether public or privately owned; Maintaining existing street trees, vegetation and boulevards and develop replacement programs where necessary to ensure tree canopy retention over time; and Establishing a common ‘language’ of streetscape elements that will compliment the heritage attributes of the District and create greater continuity where disparate land uses and built forms exist.” The proposed development recognizes that the public realm; street, parks, and trees are valuable assets of a successful neighbourhood. In this respect, the proposed development maintains and trees where possible and will develop a comprehensive tree replacement plan within the public realm. The development also reinforces and promotes the views to and from Victoria Park, and maintains traditional patterns of vehicular and pedestrian movement, as well as improves the landscaping around the building form. It protects the street edge in a form consistent with the built form within the WWHCD and enhances the pedestrian experience.

The WWHCD plan Section 3.1, Land Use indicates the “Goal: Maintain the low-density residential character of the West Woodfield Heritage Conservation District as the predominant land use, while recognizing that certain areas of the District already have or are intended for a wider range of uses...” The WWHCD plan further discusses “Establishing policies that will consider and mitigate the potential impacts of non-residential or higher intensity residential uses on the heritage character of low-density residential areas.” As well it describes “Developing area or site-specific policies and guidelines for those areas intended for nonresidential or higher intensity residential uses that will protect key heritage attributes, while allowing greater latitude for potential alterations or redevelopment,” and “Ensuring that infill development or redevelopment is compatible with the heritage character and pedestrian scale of the District.” The design of the proposed development, a higher intensity residential development, not only respects these goals but ensures a development that is compatible with the desired heritage character and pedestrian scale of the area. This is achieved through the street scale design of the podium and the similar materials used to reflect the neighbourhood.

In Section 3.2 Principles of the WWHCD, it makes the recognition that “it is also recognized that some old buildings should be demolished to make way for new, some should be lovingly restored...” In our opinion this would be a true statement due to the fact the buildings are not original to site and provide opportunity to enhance the district. Specifically Section 3.2 Principles “Preserve the Historic Context” identifies the preservation of the original designer and builder intentions, neither which exist due to the replacement of the original buildings on the site. In terms of “Preserve Traditional Setting,” the existing buildings do not

have an intimate connection to the site or to the neighbouring buildings. The proposed development does not affect the existing land, gardens, landscape settings, or street realm, but rather enhances the area by increasing landscaping and plantings establishing a connection to the public realm.

The WWHCD Plan Section 4.3 describes New Development policies. These policies include:

“(a) New buildings shall respect and be compatible with the heritage character of the West Woodfield area, through attention to height, built form, setback, massing, material and other architectural elements.” In this respect, the proposed development, particularly of the podium defines the height and massing of the area. The setbacks of the podium are similar to the existing street realm to maintain the heritage streetscape of the district and the residential tower is set back to accentuate the scale and definition of the podium. The materials of the podium consist of masonry which is consistent with the materials of the district. Architectural elements such as access within the site has been maintained in identical locations of the existing site. A canopy element at the first floor has been introduced to provide a human scale connection between the street and the building.

The second policy of Section 4.3 “(b) Design guidelines provided in Section 8 of this Plan will also be used to review and evaluate proposals for new buildings to ensure that new development is compatible with the adjacent context” discusses key elements which contribute to the character of the building and the site such as building form, massing, height, width, visible depth, building setting and architectural style. These elements have been described above. As stated, the existing buildings do not possess unique architectural style or detailing that contribute and reinforce the WWHCD.

The third policy of Section 4.3 “(c) In cases where the new building is replacing a high rise, the height should be restricted to match the existing building plus or minus one floor.” The proposed development is not replacing a high rise.

Section 4.3 policy “(d) Where zoning permits higher buildings, studies on shading, loss of view, increased traffic, noise and parking congestion should be conducted and measures taken to mitigate the potential effects” the proposed development intends to address these elements during the planning process.

The WWHCD Section 5.10.2 City Hall Precinct, the area behind City Hall, is described as “could have enormous development potential in the future. This could have a significant impact on the adjacent lands. These policies and guidelines have been established to ensure any potential development is respectful of the heritage character of the district yet is not too restrictive to the potential of the site.” The policy proposes higher intensity uses or redevelopment opportunities outside of the residential district and in areas designated for intensification. It is our opinion that the site and its future development should be reflective of the City Hall Precinct due to its direct adjacency to the Precinct, it's proximity to Victoria Park and it's location on the exterior of the residential neighbourhood.

#### **6.4 Parks Canada's Standards and Guidelines for the Conservation of Historic Places in Canada Second Edition 2010**

The Standard's and Guidelines for the Conservation of Historic Places in Canada provides guidelines for the conservation of Heritage Conservation Districts and Individual Properties under Part IV and Part V of the Ontario Heritage Act. The emphasis of the Standards and Guidelines is to maintain "character- determining elements" of a historic place.

The existing buildings on the site are not the original buildings. They do not provide significance to the site or to the district and their removal would not detract from the WWHCD. The Standards and Guidelines do not apply to the existing buildings.

#### **6.5 Ontario Heritage Tool Kit**

The Ontario Heritage Tool Kit, in most instances refers to the Provincial Policy Statement (PPS), 2014 which defines built heritage resources as: "involving one or more significant buildings, structures, monuments, installations or remains associated with architectural, cultural, social, political, economic or military history and identified as being important to a community." These resources may be identified through designation or heritage conservation easement under the Ontario Heritage Act, or listed by local, provincial or federal jurisdictions."

Our research indicates that;

- 1) The existing buildings do not embody physical elements designed in a particular style.
- 2) The site does not contain significant cultural heritage landscape features such as garden or prominent structures.
- 3) The existing buildings or site do not represent an important aspect of the history of a people or the site nor contains ruins or an archaeological site.

It is our opinion that the buildings nor the site do not contribute to the context of the historical elements described in Ontario Heritage Tool Kit because the existing buildings are not significant, they do not reflect a unique architectural style nor do they possess unique architectural detailing. As well, the site and the buildings are not associated with significant cultural, social, political, economic or military history.

The Ontario Heritage Tool Kit also describes negative impacts on a cultural heritage resource which includes policies such as:

- 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;
- 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 environment, context or a significant relationship;
- Direct or indirect 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 archaeological resource.

In regards to the proposed development, the existing buildings are not original to the site. There are no significant heritage attributes associated with the buildings. The proposal calls for replacement of the existing buildings which will be sympathetic and compatible with the historic fabric and appearance of the neighbourhood. In terms of shadows created we refer to Section 5.3 Shadow Impact of this HIA. It is our opinion that there is no impact to the site, specifically, and minimal impact to the WWHCD. The proposed development does not isolate heritage attributes from its surrounding environment or context but rather enhances the experience of the street connection and the views to the park.

There is no direct or indirect obstruction of significant views or vistas. In terms of land use, the proposed development of residential will only compliment the area which is predominantly residential and support those commercial uses that presently exist. In terms of the land disturbances such as a change in grade that alters soils, and drainage patterns that adversely affect an archaeological resource, this does not apply to the site.

It is our opinion that the removal of the existing buildings on the site do not have a negative impact on the WWHCD and in accordance with the policies of the Ontario Heritage Tool Kit.

## 6.6 WWHCD Analysis and Mitigations

As described in 3.3.2 Policies of the WWHCD, the plan describes a number of policies and guidelines in Section 4.0 District Policies for consideration by City staff, Council, and property owners when reviewing proposals and considering changes to the District. The following chart analyzes the applicable policies of the WWHCD as it pertains to the new development:

<b>Analysis and Mitigation Chart</b>		
<b>Item</b>	<b>West Woodfield Heritage Conservation District Plan Reference</b>	<b>Description</b>
Historic and Architectural Character  Cultural Heritage Landscape	2.3.1 Historic Character. The district presents a well-preserved residential neighbourhood.  2.3.2 Architectural Character the West Woodfield Neighbourhood presents a high quality cross-section of architecture from the late 19th and early 20th century with many	The site was originally an Artillery site within the city and later subdivided into residential lots. The site was previously occupied by two (2) residences which reflected the character of the original neighbourhood. The existing buildings and the parking garage are not original to the site.  The site and the built form is not connected with a particular historical event that is unique to the community. The buildings do not represent a design or method of construction which is architecturally and/or historically significant to the community, region, province or nation.

		<p>In terms of "Preserve Traditional Setting," the existing buildings do not have an intimate connection to the site or to the neighbouring buildings. The proposed development does not affect the existing land, gardens, landscape settings, or street realm, but rather enhances the area by increasing landscaping and plantings establishing a connection to the public realm.</p> <p>The proposed development will reinforce the district as a residential neighborhood by changing its existing office use to residential use. As well, it will add to the existing architectural cross section that presently exists and provides a robust Heritage District.</p> <p>There is minimal impact on the cultural heritage landscape since the existing built form is not original to the site.</p>
Development Patterns	4.1 DEVELOPMENT PATTERN. Higher intensity uses or redevelopment opportunities shall be focused outside of the residential district and in areas designated for intensification.	The proposed development is on the edge of the Heritage District and adjacent to the City Hall Precinct. As described in the WWHCD Plan, the City Hall precinct is intended for higher intensity use. This site should be considered as part of the higher intensity uses due to this adjacency to the Precinct, proximity to Victoria Park, and its proposed use as a residential development.
Land Use	<p>3.1 GOALS AND OBJECTIVES Land Use: Ensuring that appropriate Official Plan policies, designations and zoning regulations are in effect that support the residential community.</p> <p>Developing area or site-specific policies and guidelines for those areas intended for non-residential or higher intensity residential uses that will protect key heritage attributes, while allowing greater latitude for potential alterations or redevelopment.</p>	<p>The proposed use of the site will change from office use to residential use and ground floor commercial and will support the residential community.</p> <p>The WWHCD Plan provides for the opportunity develop site specific policies for higher residential uses that also protects the key heritage attributes of the district.</p>

Existing Buildings	6.0 HERITAGE ALTERATION PERMIT PROCESS. Figure 3. Architectural Rating.	The existing buildings were given a 'B' rating in the WWHCD Plan. The buildings are not original to the site and are not reflective of the original house form of the subdivision. The district contains a variety of architectural forms, styles, and detailing. It has remained a stable and robust heritage district despite exemplifying the variety of the building stock contained within the district. The existing buildings do not reflect the predominant housing stock or architectural style as specifically described in Section 13.3.8.4 of the Official Plan or the WWHCD Plan. These buildings do not reflect the 'heritage attributes' of the WWHCD as described and therefore the removal of these buildings would not detract from the district.
Demolition Land Disturbance	4.2.2 Demolitions The goal of a heritage conservation district is to preserve and protect the heritage resources within the short term and over the long term. However, it is recognized that there are situations where demolition may be necessary, such as partial destruction due to fire or other catastrophic events, severe structural instability, and occasionally redevelopment that is in keeping with appropriate City policies.	Demolition is permitted for redevelopment if the proposed development reinforces the original use of the district. The existing buildings do not reflect the predominant housing stock or architectural style as specifically described in Section 13.3.8.4 of the Official Plan or the WWHCD Plan. These buildings do not reflect the 'heritage attributes' of the WWHCD as described and therefore the removal of these buildings would not detract from the district. The new building podium will be designed in keeping with the massing, scale, and materials of the removed buildings.  In terms of the land disturbances such as a change in grade that alters soils, and drainage patterns that adversely affect an archaeological resource, this does not apply to the site.
Adaptive Reuse	4.1 DEVELOPMENT PATTERN, Where new uses or intensification is proposed, adaptive reuse of the existing heritage building stock should be considered wherever feasible.	The adaptive reuse of the existing buildings was evaluated. Besides the fact that there is no historical significance to the existing buildings, the new parking functions do not align structurally and therefore it is not feasible to integrate the existing buildings into the podium. Further to this, the idea of retaining the building faces was evaluated. This approach is deemed to have a negative impact on the heritage district as facadism is not an acceptable approach to new development according to Conservation Treatments in The Standards and Guidelines for the Conservation of Historic

		Places in Canada.
Architectural Design Guidelines - General	8.0 ARCHITECTURAL DESIGN GUIDELINES The intent of the designation of a heritage conservation district is not to cripple desirable improvements in the area or to force the area to stagnate economically. On the contrary, many forms of growth and change are not only inevitable, but desirable to keep the area viable and vibrant. Methods must be found to incorporate new lifestyle patterns and technology that are the expectation for most residents and owners.	The development proposes to integrate a new lifestyle need by providing living experiences in the downtown, in order that the residents may enjoy the heritage assets, open spaces, and streetscapes that presently exist and can be offered to residents.
Building Form and Massing	8.1.1 Building Form, Massing, Height, Width and Visible Depth. A building that is significantly larger or smaller than its neighbours, or long and low in a tall and narrow neighbourhood will be recognized for those unique qualities rather than contributing to the massing norm of the district.	The proposed development, particularly of the podium, defines the height and massing of the area. The setbacks of the podium are similar to the existing street realm to maintain the heritage streetscape of the district and the residential tower is set back to accentuate the scale and definition of the podium.
Building Materials, Textures	8.1.8 Building Materials, Textures, Colours. Exterior walls made from brick or stone masonry or a combination of the two. 8.2.3 NEW BUILDINGS Use materials and colours that represent the texture and palette of the West Woodfield Neighbourhood. 10.4 EXTERIOR WALLS. Brick is the most commonly used exterior wall material in the West Woodfield Heritage Conservation District.	The materials of the podium consist of masonry which is consistent with the materials and colours of the district. The materials of the tower are lighter in substance and colour to juxtapose against the brick materials of the podium.
Setbacks and Entrances	8.2.3 NEW BUILDINGS Match setback, footprint, size and massing	The proposed development foot print will match the existing foot print of the existing buildings and parking garage.

	<p>patterns of the neighbourhood. Setbacks of new development should be consistent with adjacent buildings.</p> <p>New buildings and entrances must be oriented to the street and are encouraged to have architectural interest to contribute to the visual appeal of the neighbourhood.</p> <p>Respond to unique conditions or location, such as corner properties, by providing architectural interest and details on both street facing facades.</p>	<p>The proposed development setbacks will be match the setbacks of the existing buildings and the adjacent buildings on Wellington and Wolfe Streets.</p> <p>The proposed development entrances will be oriented to the streets and provide visual interest to the neighbourhood.</p> <p>The site is a corner site. The proposed development will take advantage of this opportunity by providing architectural detailing on both facades facing the street.</p>
Site Access, Traffic, and Parking	<p>4.3 NEW DEVELOPMENT Where zoning permits higher buildings, studies on shading, loss of view, increased traffic, noise and parking congestion should be conducted and measures taken to mitigate the potential effects.</p>	<p>Parking will be provided off street as part of the development and is screened from the streetscape. Access to the site's existing parking garage and parking lot has been maintained in identical locations of the existing site off Wellington Street and Wolfe Street.</p> <p>A traffic study has been completed as part of the submission.</p>
Views and Vistas	<p>9.2.3 Parks and Open Space Victoria Park has been a fixture in the heart of London for over a century. It is a green oasis for the residents of Woodfield, as well as for residents of London,</p>	<p>There is no direct or indirect obstruction of significant views or vistas by the proposed development to or from the neighbouring properties or to the surrounding neighbourhood. The setbacks are matching the existing setbacks on both Wellington and Wolfe Streets and therefore retain the same street views.</p> <p>The proposed development will promote the views to and from Victoria Park reinforcing the appreciation of its surrounding open parks and heritage, particularly Victoria Park.</p>
Public Realm	<p>4.4 PUBLIC REALM d) Landscaping that complements the existing landscapes of</p>	<p>The proposed development will incorporate landscaping that complements the existing street landscaping and</p>

	the district, screens parking areas and contributes to the overall pedestrian quality is encouraged for all new development.	contribute to the pedestrian quality of the district. The landscaping will reinforce the existing public realm and street experience.
Heritage Streetscape Tree Loss	<p>2.3.3 Streetscape Heritage Character. With shady tree-lined streets, and picturesque Victoria Park at its core, Woodfield is the heart of historic London.</p> <p>3.1 GOALS AND OBJECTIVES, Streetscape: Maintaining existing street trees, vegetation and boulevards and develop replacement programs where necessary to ensure tree canopy retention over time;</p> <p>4.4 PUBLIC REALM b) When removal of street trees is required, they should be replaced with new trees of an appropriate size and species.</p>	<p>The objective is to maintain and enhance the visual, contextual and pedestrian oriented character of West Woodfield's streetscape and public realm by replacing existing street trees, vegetation and boulevards and develop replacement programs where necessary to ensure tree canopy retention over time.</p> <p>The proposed development recognizes that the public realm; street, parks, and trees are valuable assets of a successful neighbourhood. In this respect, the proposed development promotes the views to and from Victoria Park, maintains traditional patterns of vehicular and pedestrian movement, as well as improves the landscaping around the building form. As well, it protects the street edge in a form consistent with the built form within the WWHCD and enhances the pedestrian experience. Where trees will be lost, a compensation program will ensure tree canopy enhancement over time.</p>
City Hall Precinct	5.10.2 City Hall Precinct The area behind City Hall could have enormous development potential in the future. This could have a significant impact on the adjacent lands.	The City Hall Precinct block site adjacent and to the south of the site has been specifically identified for potential redevelopment and intensification by the City of London and would be enhanced by the proposed development for the long term sustainability of the area. The proposed site should be part of this consideration for intensification given its context adjacent to the City Hall Precinct and the City's desire for intensification.
Shadow Study Loss of View Noise	4.3 NEW DEVELOPMENT Where zoning permits higher buildings, studies on shading, loss of view, increased traffic, noise and parking congestion should be conducted and measures taken to mitigate the potential effects.	Overall, according to the shadow diagrams, the shadow impact on the surrounding neighbourhood and Victoria Park is minimal. There is no loss of view to pre-existing vistas. However the views from the development will be appreciated to the park by the residents.

## 7.0 Conclusions

The proposal calls for the demolition of 560 and 562 Wellington Street. These buildings are not original to the site which replaced the original residences (circa. 1889). These buildings, while being noted as a 'B' rating in the West Woodfield Heritage Conservation District, do not present unique architectural styles or unique architectural detailing. As well, there is no historical importance or significant event directly related to the site.

The City Hall Precinct block site adjacent and to the south of the site has been specifically identified for potential redevelopment and intensification by the City of London and would be enhanced by the proposed development for the long term sustainability of the area. It is our opinion that the Auburn site should be part of this consideration for this intensification given its context adjacent to the City Hall Precinct and the City's desire for intensification.

The building design proposal is in keeping with the urban design guidelines for buildings to consist of a base, middle, and top. The base, or podium, has been designed in keeping with the massing of the existing and adjacent buildings. As well, it has been designed with materials that appear more solid and in keeping with the character of the buildings at street level within the HCD. The Architects have taken the opportunity, to provide at a human scale, a connection and social aspect of the building base functions to the street and to the park. This would be a considerable improvement of the street corner; providing definition to the corner and the park perimeter as well as the external activities. The design takes advantage of the rhythm of the street, the horizontal scale, and the materials within the area. As well, the main entrance is located on the corner of Wellington and Wolfe Streets. A canopy has been incorporated into the design to introduce a human scale to the podium of the building.

The proposed design of the podium also takes into account the existing access locations for the parking garage and loading areas. These accesses off of Wellington and Wolfe Streets, respectively, are in the exact same locations to minimize the impact of the new development.

The residential component, set back above the podium, has been designed with lighter materials in mind in a contemporary language so as not to detract from the massing and streetscape of the heritage vernacular below the tree canopy. The building has been designed with a distinct top in conformance with urban design guidelines. The top also steps back to allow for outdoor roof garden space. The shadow study diagrams indicate minimal impact for Spring through to Winter solstices' on Victoria Park and the neighbouring residential/commercial buildings.

It is our opinion that the proposed residential development will not detract from the West Woodfield Heritage Conservation District. Furthermore, the demolition of the existing buildings on the site will not adversely affect the character of the West Woodfield Heritage Conservation District due to the wide variety of massing, architectural styles, architectural detailing and rhythm which presently exists in the District.

Respectfully submitted



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## 8.0 Author's Curriculum Vitae

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### Professional Association

- Registered Architect, Ontario Association of Architects
- Heritage Consultant, Canadian Association of Professional Heritage Consultants
- Member, Community Heritage Ontario
- Member, Architectural Conservancy of Ontario
- Member, Heritage Canada Foundation

### Education

- Graduate of the Royal Architectural Institute of Canada (RAIC) Syllabus Program, Vancouver, B.C.
- Diploma Architectural Technology Fanshawe College of Applied Arts and Technology, CAD Programming
- Completed the OAA Professional Development Program for Design / Build

### Public Activities

- OAA Heritage Roundtable Participant
- Past Director, North American Railway Hall of Fame St. Thomas RAILS Committee, promoting St. Thomas as the Railway Capital of Canada
- Pearce Williams Christian Camp, Board Member
- Ontario Visual Heritage Committee, Elgin County
- On Track, Board of Directors, St. Thomas, Ontario
- Railway Action Committee, Committee of St. Thomas Council
- Architectural Conservancy of Ontario for Heritage, Speaker

- Past Chairman, St. Thomas Local Architectural Conservation Advisory Committee (LACAC).
- Member, St. Thomas Local Architectural Conservation Advisory Committee (LACAC), 1994 to 1997
- Universal Accessibility Seminar (AODA)

### Awards

- The Honorable Peter Stokes Restoration Award in 2008 for the St. Thomas CASO Station Heritage Master Plan.
- Commercial Heritage Renovation Award 2011 for the St. Thomas CASO Station
- The A.K. Sculthorpe Award for Advocacy for the Red Antiquities Building in London, Ontario

### Key Heritage Project

- Restoration Masterplan for the Canada Southern Railway Station, St. Thomas
- Restoration of the Canada Southern Railway Station
- Heritage Conservation District for Olde Sandwich Town, City of Windsor
- Heritage Conservation District for Downtown, City of London
- Streetscape Renewal Masterplan, St. Thomas
- Concept Plan for Talbot Bi-Centennial District, St. Thomas
- City of London Structures Plans for the former London Psychiatric Hospital
- Building Condition Assessments and Adaptive Reuse Studies for Former London Health Science Buildings, South Street Campus.
- Building Condition Assessments and Adaptive Reuse Studies for Former Hamilton Psychiatric Hospital Buildings

## 9.0 Resources

1. Heritage Resources in the Land Use Planning Process. Cultural Heritage and Archaeology Policies of the Ontario Provincial Policy Statement, 2014, Government of Ontario.
2. West Woodfield Heritage Conservation District Plan, 2008, City of London.
3. Inventory of Heritage Resources 2006, City of London.
4. Ontario Planning Act, R.S.O. 1990, Government of Ontario.
5. Ontario Heritage Act, R.S.O. 1990, c. 0.18. 1990, Government of Ontario.
6. Standards and Guidelines for the Conservation of Historic Places in Canada by Parks Canada: A Federal, Provincial and Territorial Collaboration, Second Edition.
7. Eight Guiding Principles in the Conservation of Built Heritage Properties, Ministry of Culture, Government of Ontario.
8. Ontario Heritage Tool Kit, Ministry of Tourism, Culture, and Sport.
9. City of London Library Resources.
10. University of Western Ontario Fire Insurance Plan, 1881 (Rev. 1888) and 1892 (Rev. 1907).

## Appendix 1 - Proposed Development Images



Wellington Street 1 - View South



Wellington Street 2 - View South



Wellington Street 3 - View North



Wellington Street 4 - View at Wolfe Street



Wellington Street 6 - View at Wolfe Street



Wellington Street 8



Wolfe Street 10



Wellington Street 11 - View North



**Wellington Street 12 - South Elevation**



**Wellington Street 13 - View at Wolfe Street**



**Wellington Street 14 - Balcony**



**Wolfe Street 5 - View at Wolfe Street to Victoria Park**



Wolfe Street 7 - View at Wolfe Street



Wolfe Street 9



North Elevation



East Elevation



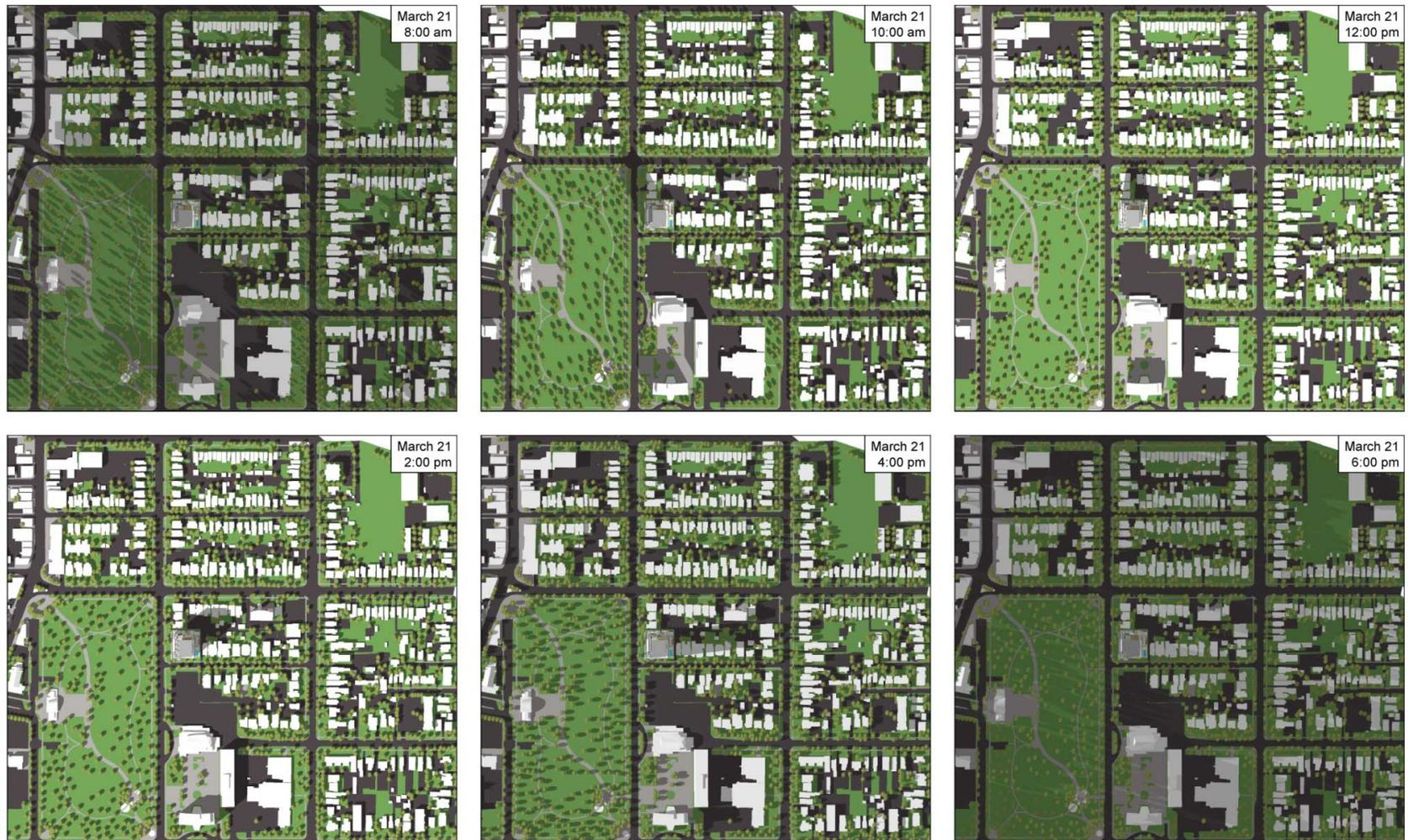
South Elevation



West Elevation

## Appendix 2 - Shadow Study

Spring Shadow Analysis (March 21)  
(Source: GSP Group)



GSP Group and Turner Fleischer Architects

560 & 562 Wellington Street – Urban Design Brief (December 2014)

Spring Shadow Analysis (March 21) - Aggregate  
(Source: GSP Group)



GSP Group and Turner Fleischer Architects

560 & 562 Wellington Street – Urban Design Brief (December 2014)

Spring Shadow Analysis (June 21)  
(Source: GSP Group)



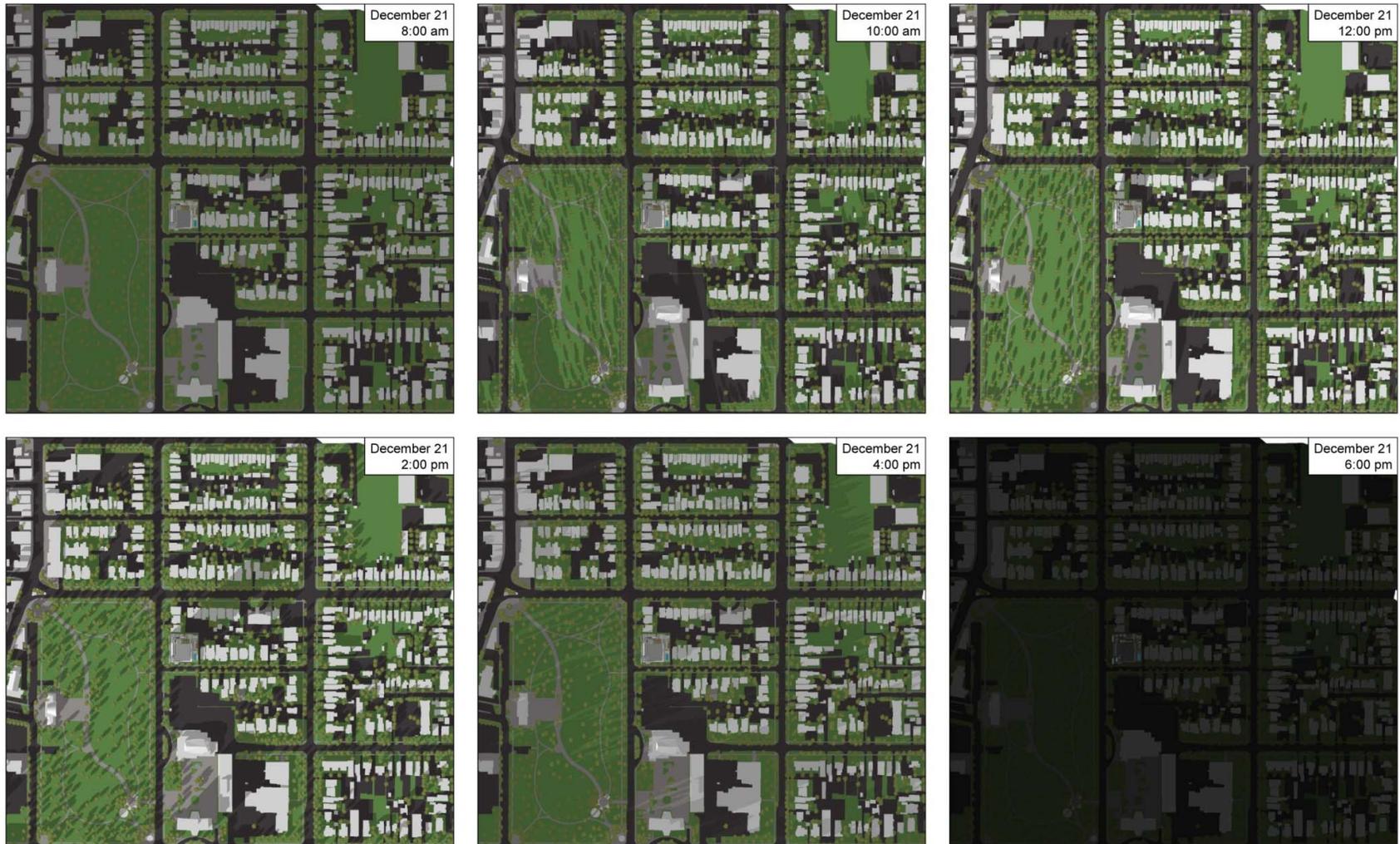
Spring Shadow Analysis (June 21) - Aggregate  
(Source: GSP Group)



GSP Group and Turner Fleischer Architects

560 & 562 Wellington Street – Urban Design Brief (December 2014)

Spring Shadow Analysis (December 21)  
(Source: GSP Group)



GSP Group and Turner Fleischer Architects

560 & 562 Wellington Street – Urban Design Brief (December 2014)

# Spring Shadow Analysis (December 21) - Aggregate

(Source: GSP Group)



GSP Group and Turner Fleischer Architects

560 & 562 Wellington Street – Urban Design Brief (December 2014)



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