



Stantec Consulting Ltd.

300 - 675 Cochrane Drive West Tower, Markham ON L3R 0B8

April 30, 2015

Attention: Mr. Mike Corby

Planning Division
City of London
206 Dundas Street
London, ON N6A 4L9

Dear Mr. Corby,

Reference: 505 Talbot Street, Heritage Impact Statement

This heritage impact statement has been prepared to inform and evaluate the impacts the proposed development at 505 Talbot Street may have on the cultural heritage resources relating to 505, 507, 511 and 513 Talbot Street, London. It identifies the design approach to the conservation of the cultural heritage resources or the mitigation of potential negative impacts of the development.

The proposed development site is on the NW corner of Talbot Street and Dufferin Avenue, is roughly square and is 2,094.77 sq.m.

There is a high rise office building and a 15 story high rise residential building directly adjacent to the east and a 6 story and 10 story residential buildings to the west.

The site is not located within a Heritage Conservation District however the three buildings (505, 507 & 511 Talbot Street) are listed on the City of London's Heritage Building Inventory. The building at 513 Talbot Street is not included within the site and is designated Part IV under the Ontario Heritage Act.

Description of Proposed Development

The proposed development consists of a 30 story residential condominium with 10 half floors of parking at the base, the lowest of which is below ground. The podium also consists of a double height entrance lobby, vehicular entrances of both Talbot and Dufferin as well as ancillary and potential commercial spaces.

The building has been located to complement the set back of 513 Talbot Street to the east and has been set back 6.12 m from 513 Talbot Street at its NE corner. This set back not only allows for a buffer zone but also provides views to the south elevation of 513 Talbot Street which have been blocked by 511 Talbot Street for over 100 years. It is envisaged that this "notch" could be a suitable place for a heritage garden and could include information on the history of the site. Architecturally the building podium has been designed to be sensitive to and reference the existing streetscape in terms of vertical masonry arches representing the buildings and the gaps

Design with community in mind



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between signifying the existing lanes. The height of the arches follows the ridge line of the Church at 513 Talbot Street.

Identified Cultural Heritage Properties

505 Talbot Street

Listed priority 1 on the City of London's Heritage Building Inventory however has not been designated.
Constructed in 1880 and of the Italianate style it has been modified by the addition of dormer windows and has had the original bricks painted.

507 Talbot Street

Listed priority 2 on the City of London's Heritage Building Inventory however has not been designated.
Constructed in 1884 and of Gothic Revival Style

511 Talbot Street

Listed priority 2 on the City of London's Heritage Building Inventory however has not been designated.
Constructed in 1884 and of the Vernacular style

513 Talbot Street

Listed Priority 1 and designated IV under the Ontario heritage Act as noted under bylaw LSP3318193
Constructed in 1882 this church is of the High Victorian style designed by architect Tracy & Durand. It was significantly modified in 2012 with the addition of a glazed wing to the North side.



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Impacts of development and Mitigation Strategies

Physical Impacts

513 Talbot Street

There will be no negative physical impacts to 513 Talbot Street.

505, 507 & 511 Talbot Street.

Due to the location of these properties they will need to be removed to allow for the new development as such the impacts will be negative however as noted above these buildings are not “designated”. To mitigate some of these impacts the developer may delay the removal of these buildings until planning approval is granted for the development. Should the approval not be granted for the development the buildings then may remain. Additionally, the developer may retain portions of the buildings (staircases, windows etc.) for reuse within in the new development or “donated” to the City for use elsewhere. As noted above, part of the site currently housing 511 Talbot Street is envisioned as a “Heritage Garden” celebrating and informing the past history of the site.

Massing Impacts

As noted above the removal of 511 Talbot Street and locating the proposed development further south will act as a positive impact to 513 Talbot Street in so much as allowing the south elevation of the church to be visible again to the street.

Shadowing

Shadow studies have been undertaken for the winter and summer solstices as well as the spring and fall equinox. There is no negative impact on 513 Talbot Street as there are no outdoor activities that require light, 511 Talbot Street currently blocks light to the south elevation windows and the high rise buildings (130 Dufferin Street and 120 Talbot Street) currently cast shadows on 513 Talbot Street. In any instance shadows are only cast during a few of the morning hours.

Contextual Impacts

There will be no or limited streetscape impacts to 513 Talbot Street. As previously noted a modern extension was added to the north elevation in 2012 which has led to a somewhat unbalanced Talbot Street elevation. Furthermore the proposed development has been designed to reflect the scale and the rhythm that complements the smaller scale typical of the area. The proposed



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development has been located so that the façade roughly follows the existing street line and the materials selected are complementary to that historically. It should be noted that the office buildings adjacent take no such approach.

The proposed design provides a positive impact on the street by locating closer to the side walk habitable spaces that provide “eyes on the street” and reinforces the safe pedestrian environment.

Summary and Conclusion

Based on the above relating to possible impacts categorized under Physical, Massing and Contextual it can be concluded that the proposed development has minimal negative impact on the designated cultural heritage resource (513 Talbot Street) and shadowing would have limited negative impact. Moreover, the proposed development should have a positive impact in the context of the street front and the district as a whole.

Regards,

STANTEC CONSULTING LTD.

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