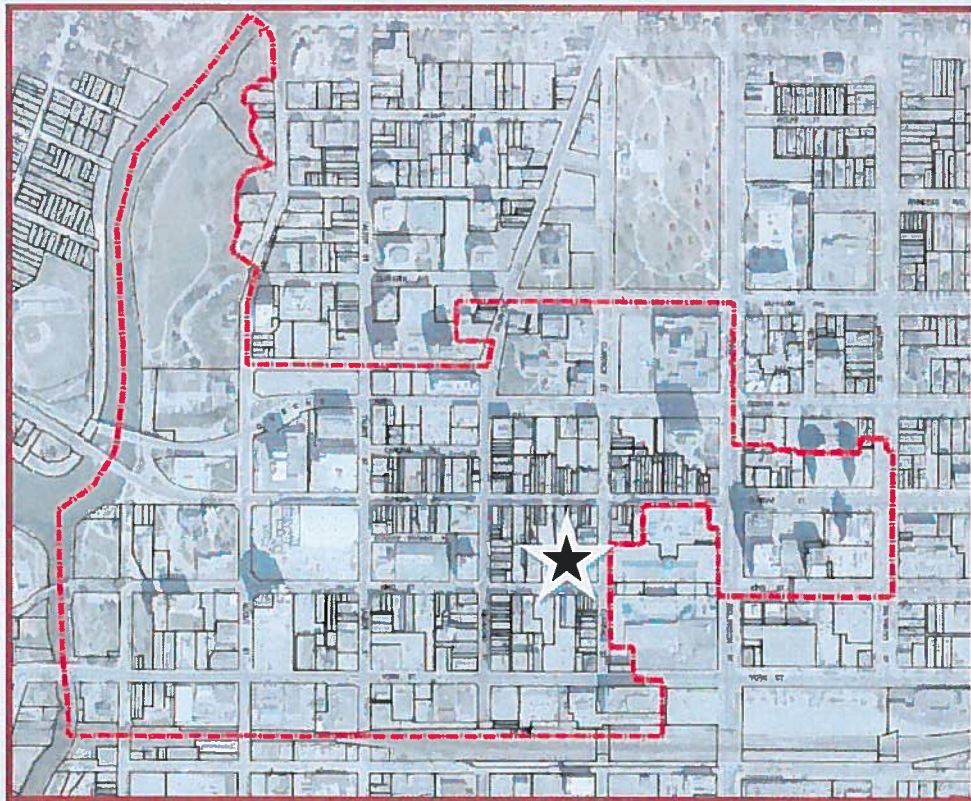


# Heritage Impact Statement

195 Dundas Street

Ayerswood Development Corp.



May 28, 2015

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**SECTION 1 - INTRODUCTION**

On behalf of Ayerswood Development Corporation, Zelinka Priamo Ltd. has applied for a Zoning By-law Amendment for a proposed mixed-use development (known as “Millennium”) at 195 Dundas Street (Figure 1).

A Scoped Heritage Impact Statement is required under Section 13.2.3.1 of the City of London Official Plan when site alteration to a heritage building protected under Parts IV, V or VI of the Ontario Heritage Act is proposed. The heritage impact statement is required to demonstrate, to the satisfaction of Council, that the heritage values, attributes and integrity of the protected heritage properties are retained.

At this stage of the application process the proposed development is only conceptual. Detailed elevations of the proposed façades generally are not finalized until the Site Plan Approval stage of the application process.



**SECTION 2 – SITE DETAILS**

**2.1 The Subject Lands**

The subject property is located on the northwest corner of King Street and Clarence Street with a portion extending mid-block through to Dundas Street on the north. The subject property is irregular in shape and has frontage along King Street (86.7m/284.4ft), Clarence Street (60.3m/197.8ft) and Dundas Street (15.2m/50.0ft), and has a site area of approximately 0.66 hectare (1.62 acres).

The subject lands are currently used as a public parking lot. There is no existing vegetation on the property, and there are no structures or features that exist on the property. An access easement is provided along the westerly property line adjacent 189 Dundas Street providing vehicular access to the rear parking area of certain properties along Dundas Street.

## **2.2 The Surrounding Properties**

The subject property has mixed residential, commercial and office uses to the north, south, and west. To the east of the subject property is Citi Plaza, a shopping centre with office and commercial uses. Typical built form of the surrounding uses is 3-4 storey high buildings, with ground floor commercial/office and residential upper floors. To the south of the subject property is a vacant lot used for public parking. The property to the immediate west is occupied by the King's Inn, a 10-storey (33m) residential tower containing 219 residential units. The Covent Garden Market and Budweiser Gardens are located approximately one block west of the subject property along King Street, and the VIA Rail train station is located approximately one block south at the intersection of Clarence Street and York Street. Public parking is available near the subject property, including on-street parking, surface commercial parking lots, and parking structures, both underground and aboveground at Citi Plaza and underground at the Market. (Appendix 1).

## **SECTION 3 – HISTORICAL CONTEXT**

### **3.1 Site History**

The subject lands are currently used for parking, but once was the home of several different buildings. Fire insurance Plans c. 1881 (revised 1888)/1892 (revised 1907) shows several different uses on the lands, including a cigar factory, hotel, fire hall, furniture manufacture and printing office (Appendix 2).

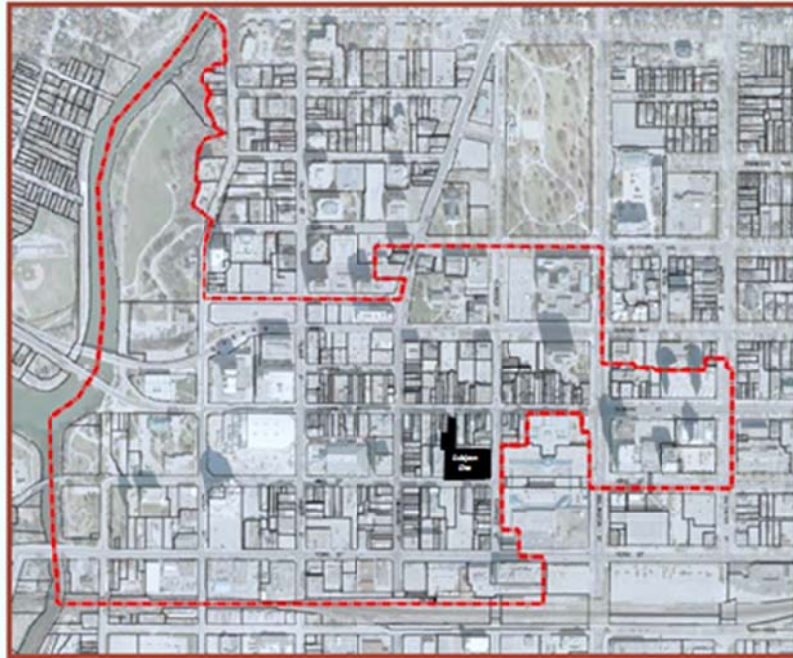
In 1922 there was very little change to the number of structures on the subject lands and it was not until the 1960's when the removal of buildings can be seen (Appendix3).

London Mews, a shopping centre occupied the subject lands in the late 1970's and closed in the late 1990s. The building was eventually demolished and the site has operated as a commercial parking lot ever since.

### **3.1 Downtown London Heritage Conservation District**

The subject lands are located within the Downtown London Heritage Conservation District designated under Part V Ontario Heritage Act (OHA). The districts westerly boundary is the centreline of the Thames River and includes Harris and Ivey Parks, and the Forks of the Thames. The northern boundary, west to east, is the south limits of the Blackfriars Bridge, Fullarton Street between Ridout and Richmond, Dufferin Avenue and mid-block of the block between Wellington and Waterloo, north of Dundas. The south boundary is the rail tracks. The east boundary stays west and north of Citi Plaza and extends east to Waterloo street north of King (Figure 2).

Figure 2 – Downtown London Heritage Conservation District Boundary



**3.2 Neighbouring Properties designated under Part IV of the Ontario Heritage Act**

An individually designated property under Part IV of the OHA is located north of the subject lands at 194 Dundas Street. The property is known as the c.1920 Century Theatre (formerly Loew’s theatre). The three storey Beaux Arts style building was designed by architect, Thomas Lamb. Its exterior heritage attributes include its style, stone block façade, windows on the third floor and some primary decorative elements; include the cornice with dentil pattern and two stone craved chains of garland.



**3.3 Immediate Neighbouring Buildings listed in the City of London’s Inventory of Heritage Resources**

**3.3.1 387 Clarence Street, Corset Factory c. 1890**



The property at 387 Clarence Street is listed as a Priority 1 building in the City of London’s Heritage Building Inventory. The four brick building was built as an extension to the Reid’s stationary factory and later occupied the Canada Featherbone Company, a corset manufacturer. The building most recently is known for the former Bud Gowan Antique’s. Its exterior heritage attributes include brick façade, some original windows, stone piers and a ghost sign on the north side of the building.

**3.3.2 201 Dundas Street, c.1910**

The three storey red brick Romanesque building is listed as a Priority 1 building and has distinctive round-arched window openings on the upper floor.



**3.3.3 203 Dundas Street, Hawthorn’s Hotel, c.1860**

The three story Georgian style hotel is listed as a Priority 1 building. The commercial façade includes stone lintels, with replacement windows in original openings.

**3.3.4 197(199) Dundas Street, Reid’s Crystal Hall, c.1875**



Reid’s Crystal Hall is listed as a Priority 2 building in the City of London’s Heritage Building Inventory. Only the west wall of the original building existing today as the second floor collapsed in 1907 bringing down most of the structure. The only remaining feature from the original building is the former sign on the west wall; however, it is unknown if the sign is still intact under the more recent wall mural.

**3.3.5 185, 187, 189 Dundas Street, Union Block, c. 1887**

The Union block is listed as a Priority 2 building in the City of London’s Heritage Building Inventory. It is a red brick commercial building with a date stone at the top of the original main entrance.



**SECTION 4 – POLICY REVIEW**

**4.1 Provincial Policy Statement 2014 (PPS)**

The Provincial Policy Statement (PPS), issued under the authority of Section 3 of the Planning Act “provides policy direction on matters of provincial interest related to land use planning” in order to ensure efficient, cost-efficient development and the protection of resources. All planning applications, including Zoning By-Law Amendment applications, are required to be consistent with these policies.

Policies in the 2014 PPS relevant to the subject lands are as follows:

*“Significant built heritage resources and significant cultural heritage landscape shall be conserved.” Section 2.6.1*

*“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.” Section 2.6.3*

## **4.2 City of London Official Plan**

Section 13 provides policies regarding the cultural heritage value of properties in London. The subject lands are within the Downtown London Heritage Conservation District and are adjacent to a protected heritage property and must have regard for the following policies in the Official Plan:

### ***Section 13.2.3.1 – Alteration or Demolition on Adjacent Lands***

*“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 are retained. For the purposes of this section, adjacent lands shall include lands that are contiguous, and lands that are directly opposite a protected heritage property, separated only by a laneway or municipal road.”*

*“A holding provision may be applied on the zoning of lands adjacent to protected heritage properties, to ensure that prior to development or site alteration, a Heritage Impact Statement is required to demonstrate how the heritage values, attributes and integrity of the protected heritage property are to be conserved and how any impacts may be mitigated.”*

### ***Section 13.3.6 – Heritage Conservation Districts***

Within Heritage Conservation Districts established under the provisions of this Plan, *the following policies shall apply to the proposal:*

- *“the design of new development, either infilling or as additions to existing buildings, should complement the prevailing character of the area.”*
- *“regard shall be had at all times to the guidelines and intent of the Heritage Conservation District Plan.”*

### ***Section 13.3.8.5 - Downtown Heritage Conservation District***

*“The Downtown is the administrative, cultural and commercial centre of the City of London and has been since London was founded. It contains the greatest collection and variety of heritage buildings in the City. The Plan identifies and prioritizes all the heritage buildings within the boundary and, for each, identifies the heritage features that should be retained and enhanced. It also provides guidelines on methods to do this. It is*

*the intent of Council to maintain, protect and conserve the Plan. Council shall have regard to Official Plan policies as they apply to heritage conservation districts in Section 13.3 and in accordance with Official Plan policies and the Downtown Heritage Conservation District Plan.”*

**4.3 Downtown London Heritage Conservation District Plan**

The Downtown London Heritage Conversation District Plan contains policies and guidelines on how new development can be introduced into the heritage district without impacting the existing character of the built heritage resources.

**4.3.1 Policies of the Plan**

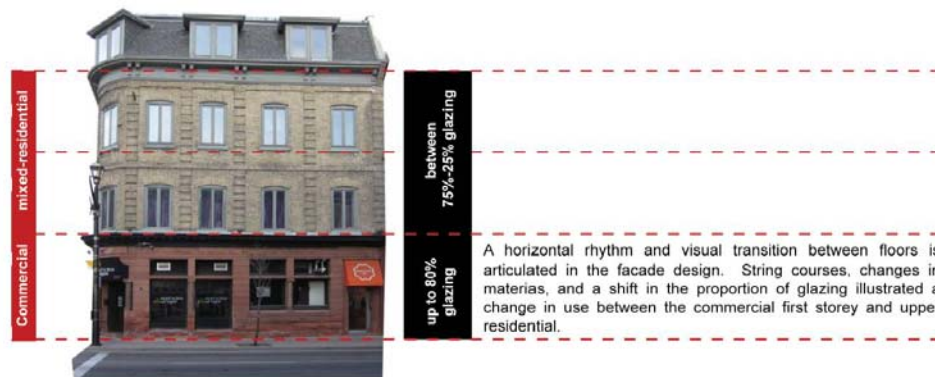
The Plan describes a number of design guidelines in Section 6.0 for proposals within the District. The policies relevant to the proposed are as follows:

**1. Section 6.1.4.1 – Principles**

*“Any new construction shall ensure the conservation of character-defining elements of the buildings it will neighbour and also the building being added to when considering additions. New work is to be made both physically and visually compatible with the historic place while not trying to replicate it in the whole. The new work should easily be decipherable from its historic precedent while still complementing adjacent heritage buildings.”*

*“Façade composition and height are two major components in maintaining the character of the current streetscapes. A single excessively tall and imposing structure can completely alter the pedestrian-focused atmosphere of the Downtown. Use roof shapes and major design elements that are complementary to surrounding buildings and heritage patterns.”*

*“Setbacks of new development should be consistent with adjacent buildings. New buildings and entrances must be oriented to the street and are encouraged to have architectural interest to contribute to the streetscape. Respond to unique conditions or location, such as corner properties, by providing architectural interest and details on both street facing facades.”*







Note the rhythm of the existing narrow facades on Dundas St. Access to the upper residential floors is available through doorways off of the main street.



New and renovated buildings must respect the character-defining rhythm of the historical narrow bays and shopfronts. Larger buildings should be aesthetically segmented into smaller bays that should ideally be around 4.5 metres wide, and must be no more than 7 metres wide.

### Façade Composition

*“New and renovated building must enhance the character of the street through the use of high quality materials such as brick, stone, and slate. Stucco should be avoided as it is not a historically relevant material for the district. Detailing should add visual interest and texture.*

*One storey commercial faces must characterize new and renovated buildings. Storefronts that have a 2-level or greater presence on the street should be avoided.*

*Up to 80% glazing is appropriate at-grade; second levels and above should approximate 50% glazing, with not more than 75% glazing, and no less than 25% glazing.*

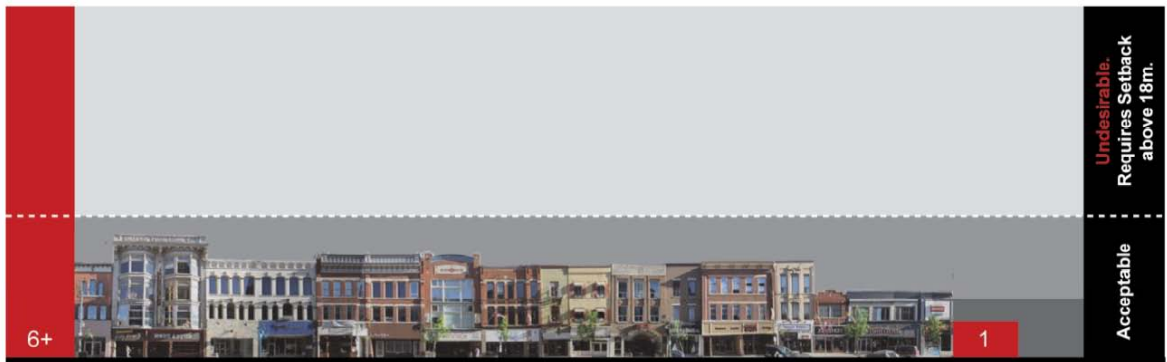
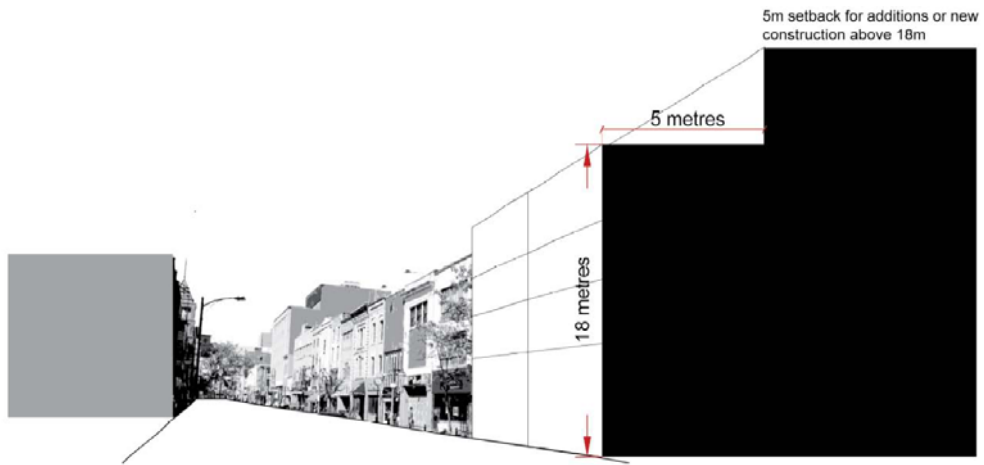
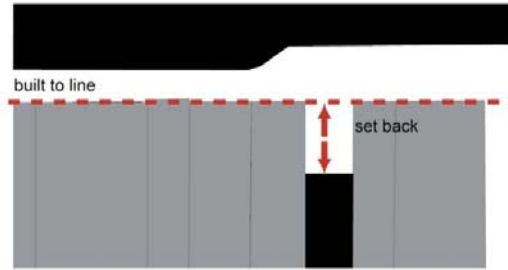
*The horizontal rhythm and visual transitions between floors must be articulated in façade designs. The floor to ceiling height of the ground floor façade must be consistent with the predominant heights of buildings and respect the scale of adjacent buildings.*

*New buildings should respect the significant design features and horizontal rhythm of adjacent buildings. Blank facades are not permitted facing main or side streets (excluding lanes), without exception.*

*New and renovated buildings must be designed to be sympathetic to the district heritage attributes, through massing, rhythm of solid and voids, significant design features, and high quality materials.*

*New and renovated buildings must maintain and enhance the continuity of the street edge by buildings out to the front property line, with no side yard setbacks fronting the major streets of the HCD.*

*Contributing building in the HCD range between 2 and 4 storeys with some exceptions above these heights. Single storey buildings tend to detract from the defined street wall and are discouraged.”*



**Setback, Height, and Massing**

*“Facades must be a minimum of 2 storeys and no more than the permitted maximum height of 18 metres. The perception of building height from the pedestrian’s view on the sidewalks is of the most concern with the HCD. It is desired that the scale and spatial understanding of the Downtown be retained while allowing for new development. Above these heights, it is recommended that buildings be setback from the building line at setback of 2 metres from each two metres of height. Upper floor setbacks are required on buildings that will exceed their neighbouring buildings’ heights by over one storey. Setback and step-backs are not permitted under 13 meters of building height.*

*New and renovated buildings must maintain and enhance the continuity of the street edge by building out to the front property line.*

*New and renovated buildings must build the full extent of the property with fronting the HCD streets. However, double lots must maintain the visual rhythm of single lots by breaking up their façade in some manner.”*



**2. Section 6.1.4.2 - Infill**

*“When new buildings will abut existing structures at the building line, it is encouraged that the new structures exactly match the adjacent building height, or provide a clearly visible and readily apparent offset in height so as to maintain the visual integrity of the existing structure.*

*“...new development along streets within Downtown is encouraged to retain a three to four storey height at the building line.”*

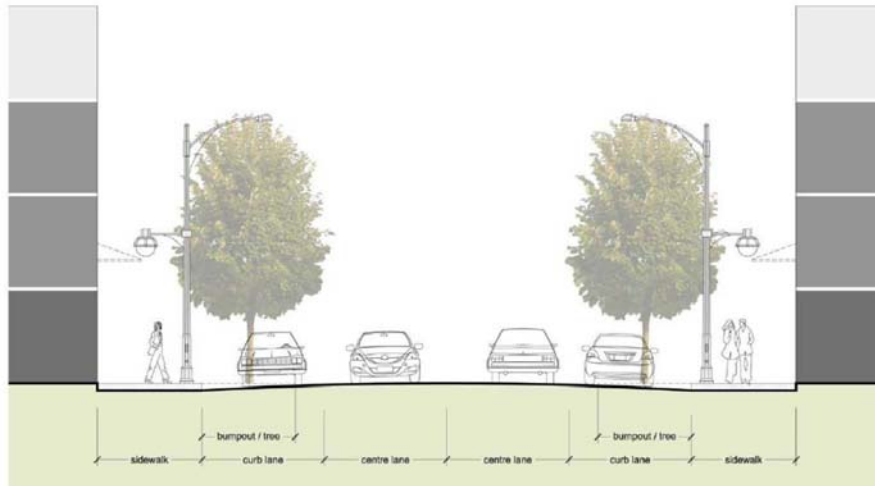
**3. Section 6.2.2 Commercial Landscape**

*“The commercial landscape pattern is defined by the development of lots built out to the front and side lot lines thereby creating a continuous street wall with the rhythm of recessed entrances and storefronts that foster interest at street level. It is identifiable by a narrow busy corridor of pedestrian movement with walkways tight to the building, level and continuous, defined along the road edge by service and signage. The landscape material is predominantly concrete and unit pavers with little ornamentation other than street furniture.”*

*“Along streetscapes where narrow sidewalks exist, such as King Street, Clarence Street and Dundas Street (Wellington-Ridout), the installation of street trees has met with limited success. In addition, the narrow width lessens the functionality of the pedestrian walking*

zone. As a result, tree plantings experience a short life cycle never reaching their full maturity. In some area however, bump-outs have created potential locations for tree placement as outlined below.”

“The Plan recommends existing street patterns and historic materials in streets, sidewalks, lanes, pathways and boulevards. (e.g. asphalt roads, concrete curbs and sidewalks, grass boulevards) shall be preserved/protected. In areas of new construction, development and civic ‘improvement’, the heritage character of streetscapes should be controlled by the guidance of the traditional patterns, materials and elements.”



**Section C-C**  
**Typical Commercial Street Profile**  
 Richmond Street, King Street, Clarence Street, Carling Street, Talbot Street, Dundas Street (Wellington - Ridout)

#### 4.3.2 The Matrix of Properties within the DLHCD Plan

All the properties within the boundary of the Heritage Conservation District have been listed in the Downtown London HCD Matrix. The matrix identifies how each property is classified under three categories.

1. Assignment – classification of the building by its age/or proximity to other heritage buildings:

H (Historic) – Structure built within the critical period between the 1830’s – 1980’s defined during the Downtown London HDC Study (January, 2011). The building’s architectural character is derived from a number of elements which may include: materials; window design and pattern; store fronts and upper façade; signage; and/or roof type. It may also be associated with other historical attributes such as architect, owners, use. It’s important as part of the streetscape and the District as a whole is reflected in its ranking. It is imperative that buildings with an H assignment are recognized as falling under the most stringent guidelines of this document based on the associated Ranking. (section 6.1.1 – 6.1.3)

I (Infill) – Structure and/or sites with no identifiable heritage characteristics but their location as part of the streetscape and/or proximity to other heritage structures deems them integral to the District. As potential redevelopment sites they are subject to the appropriate guidelines. (Section 6.1.4)

N (Non-Heritage) – Structures built after the critical period (c.1985) and without discernable heritage features or attributes. At the time of redevelopment they may need to have regard for the applicable infill guidelines. (Section 6.1.4)

2. Rank – the evaluation of a building’s heritage importance and attributes classified as either a priority A, B, or C:

A - Structure assessed as currently having any combination of the following attributes: all or most of the building’s façade elements are intact; windows may be replaced but occupy original openings; store front retains tradition shape and some features such as windows or terrazzo pavement; previously designated; historical or landmark significance; noted architect; good or very good example of recognizable style; important to streetscape; good restorations.

B – Structure assessed as currently having any combination of the following attributes: elements have been lost or replaced; façade has been painted or covered with stucco or cladding; windows replaced but occupy original openings; period store front altered or replaces; may still have historical or landmark significance; possibly noted architect; important to streetscape.

C – Structures assessed as currently having any combination of the following attributes: most or all of the façade elements have been replaced; store front replaced; retains original form and massing; retains some historical significance; does not relate to streetscape; renovated using inappropriate material or designs.

D – Structures assessed as currently having any combination of the following attributes: some or all of the original detailing is present but has no historical or architectural significance. These buildings are not covered by the alteration guidelines other than with respect to demolition and replacement by new structures subjects to the joint HCD guidelines/urban downtown design guidelines.

3. Landscape – All buildings are classified as a commercial landscape:

- ii – Commercial landscape pattern defined by the development of lots built out to the front and side lot lines thereby creating a continuous street wall with the rhythm of recessed entrances and storefronts that foster interest at street level.

The following chart demonstrates the ranking of the subject lands and its adjacent properties.

Address	Assignment	Description	Ranking	Character Defining Elements	Landscape
195 Dundas Street (Subject lands)	I	Empty Lot			ii
197 (199) Dundas Street	H	Reid's Crystal Hall c. 1875	A	4 storey unpainted red brick; stone detailing; painted wall signage west elevation; replacement windows in original openings; west wall survived 1907 collapse;	ii
201 Dundas Street	H	Commercial, c. 1910	A	Three storey red brick unpainted; stone details; large cornice at eaves; replacement windows in original openings;	ii
203 Dundas Street	H	Hawthorn's hotel, c. 1860	A	Three storey cleaned brick; decorative brick cornice; restored windows; cast iron heads;	ii
387 Clarence Street	H	Corset Factory, c. 1890	A	Four storey cleaned brick; stone piers, original and replacement windows in original locations; gothic wood elements not historic;	ii
217 King Street	H	Commercial, c. 1980	D		ii
211/213 King Street	H	Commercial, c.1890	A	Painted brick with original double hung sash; two store front entrances at ground level; corner blocks and cornice at top of ground floor and eaves; electric sign; store front early; paint colours soon to be a landmark; painted brick with original windows in second floor; two large corner brackets; partial cornice a roof line; early store entrance;	ii
207 King Street	H	Commercial	D	No elements;	ii
201 King Street	H	Garvey wholesale building, 1910	A	Unpainted red brick with stone detailing and base; replacement windows in original openings; metal cornices at top of ground floor and eaves;	ii
189 King Street		Empty Lot			ii
186 Kings Street	H	Jack Tar Building, c. 1965	D	East and west elevations; black brick pilasters and white brick bands;	ii
183 Dundas Street	H	Union Block, 1887	B	Stuccoed brick; replacement windows in original openings;	ii
185, 187, 189 Dundas Street	H	Union Block, 1887	A	Unpainted bi-chromatic brick; replacement windows in original openings; data stone; fire escape;	ii

188 Dundas Street	H	Commercial, c. 1890	A	Three storey cleaned brick; ii replacement windows in original openings; tin cornice at eaves;
190 Dundas Street	H	Commercial, c. 1890	A	Three storey cleaned brick; ii replacement windows in original openings;
192 Dundas Street	H	Commercial	C	New facade ii
194 Dundas Street	H	Century Theatre	A	Stone façade; ii
196 Dundas Street	H	Commercial	B	New facade ii
198 Dundas Street	H	Commercial Block, c. 1890	B	4 storey brick; replacement ii windows in original openings;
200 Dundas Street	H	Commercial Block, c. 1890	B	Tiled entrance and menu holder ii from London Café;

#### 4.4 Ontario Heritage Tool Kit

The Ontario Ministry of Tourism, Culture and Sport developed the Ontario Heritage Tool Kit as a guide to help understand the heritage conservation process in Ontario.

The tool kit provides guidelines for the preparation of heritage studies, such as Heritage Impact Statements.

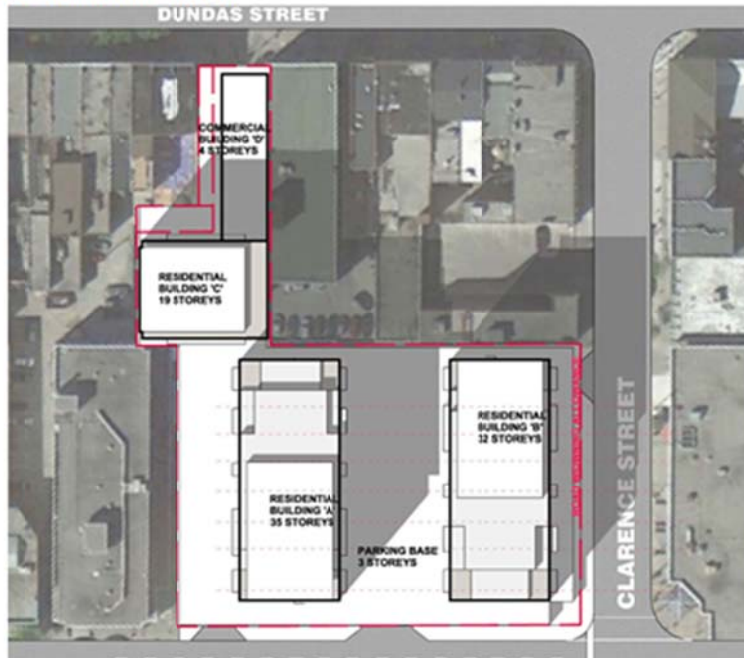
### SECTION 5 – PROPOSED DEVELOPMENT

#### 5.1 Height, Massing, and Setbacks

The proposal as shown in the Conceptual Site Plan (Figure 3) would see the subject property develop as a mixed-use complex featuring one 35-storey, 316 unit apartment building, one 32-storey, 286 unit apartment building, one 19-storey, 96 unit apartment building, and one 4-storey office building. The podium for the 3 residential buildings is a 3-storey parking garage with 2 additional floors of underground parking containing a total of 614 parking spaces. A total of 762 m<sup>2</sup> (8,200 ft<sup>2</sup>) of commercial/office space is proposed on the ground floor of the podium. The development is proposed to have a total of 698 dwelling units at a density of 1,065 units per hectare.

There are two proposed vehicular access points to the subject property and the parking structure located along King Street, and one access point on Clarence Street. The parking for the development is provided within the 5-level (2 underground and 3 aboveground) parking structure.

Figure 3 – Conceptual Site Plan



The design of the proposed development places two of the apartment towers close to the King & Clarence intersection, with the third apartment tower midblock, closer to the Dundas Street frontage. The office building fronts onto Dundas Street (Figure 3). Pedestrian access to the third apartment building is through the office building. This arrangement efficiently uses the property and creates a strong street presence along all three street frontages.

The proposed podium is in keeping with the scale and setbacks of buildings adjacent to the site; on both Dundas and Clarence streets. The podium is step back 5 metres after the first three storeys respecting the height of the existing buildings along the Clarence and King streetscapes.

The proposed commercial building fronting Dundas Street respects the scale and setbacks of buildings located at 189 and 197(199) Dundas Street.

**5.2 Façade Materials**

The facades at the streetscape level have been designed to include a variety of cladding materials similar to the neighboring properties, which includes brick and stone. The proposed apartment building towers are intended to be a contemporary modern style with the use of lighter materials to complement the significant built heritage.



**Figure 4 – Conceptual Renderings**

Corner of King and Clarence Streets



Proposed Office building fronting Dundas Street



Note: 189 Dundas Street removed to enhance clarity

### 5.3 Signage and Lighting

Signage for retail, office and residential uses will be in keeping with the policies of the heritage district and downtown urban design guidelines. Adequate lighting will be designed to provide a safe and secure walking environment for downtown residents without disrupting dwelling units.

### 5.4 Shadow Impact

The shadow analysis diagrams are shown in Appendix 4 and have been prepared by Turner Fleischer Architects Inc. These diagrams show the impact of the proposed development and the effect of light and shade on the existing built form.

## **SECTION 6 – ANALYSIS AND MITIGATION**

### 6.1 Provincial Policy Statement 2014 (PPS)

The proposed Zoning By-Law Amendment is consistent with the policies of the 2014 Provincial Policy Statement. No buildings will be removed for the proposed development, and the significant built heritage resources of the surrounding properties will be conserved.

### 6.2 City of London Official Plan

The proposed development will retain and enhance the heritage features of the district without altering, isolating or obstructing significant heritage attributes. The existing built form, setbacks,

massing, and architectural elements that contribute to the heritage character of the protected heritage properties will be conserved.

The proposed would possibly obstruct a significant heritage attributes at 197/199 Dundas Street. The former sign on the west side of the property is listed as a heritage attribute in the district Plan; however, it is unknown if the sign is still intact under the more recent wall mural.

**6.3 Ontario Heritage Tool Kit**

An impact assessment as outlined in the *Ontario Heritage tool Kit, Info sheet #5 Heritage Impact Assessments and Conservation Plans (2006)* is provided as follows:

Possible Impacts	District Plan	194 Dundas Street
Destruction of any, part of any, significant heritage attributes or features;	No Impact	No Impact
Alteration that is not sympathetic, or is incompatible, with the historic fabric and appearance;	No Impact	No Impact
Shadows created that alter the appearance of a heritage attribute or change the visibility of an associated natural feature, plantings, such as a garden;	No Impact	No Impact
Isolation of a heritage attribute from its surrounding environment, context or a significant relationship;	No Impact	No Impact
Direct or indirect obstruction of significant views or vistas within, from, or of built and natural features;	No Impact	No Impact
A change in land use where the change in use negates the property’s cultural heritage value;	No Impact	No Impact
Land disturbances such as change in grade that alters soils, and drainage patterns that adversely affect cultural heritage resources.	No Impact	No Impact

It is our opinion the proposed development does not isolate heritage attributes from its surrounding environment or context.

**6.4 Downtown London Heritage Conversation District Plan**

The policies and guidelines contained in the Downtown London Heritage Conversation District Plan state new development can be introduced into the heritage district without impacting the existing character of the built heritage resources. At this stage the proposed development is consistent with the Downtown London Heritage Conservation District Plan.

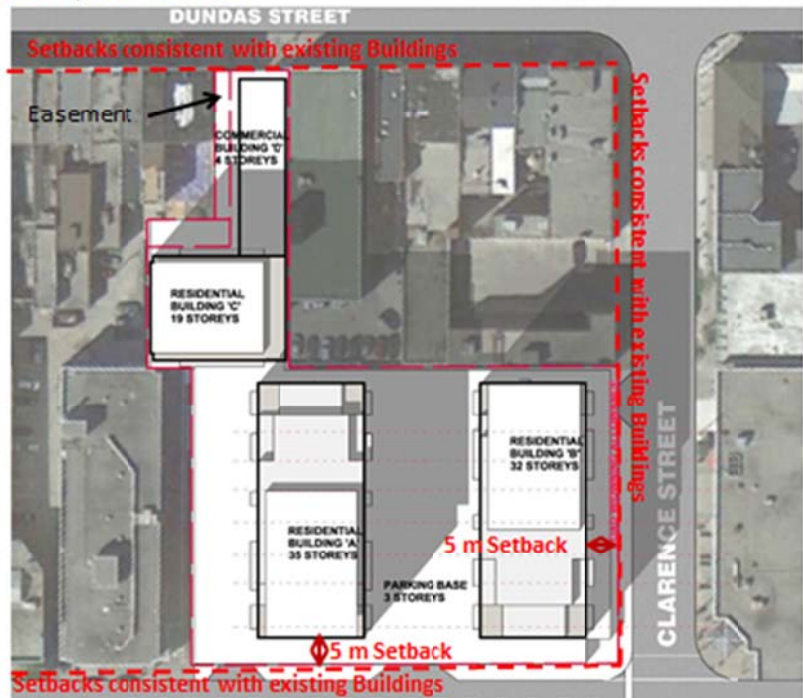
**6.4.1 Setback, Height and Massing**

It is intended the new construction will conserve the character-defining elements of the neighbouring buildings; however, at this stage of the application process the proposed façade design is only conceptual. Detailed elevations of the proposed façades generally are not finalized until the Site Plan Approval stage of the application process. At this stage it is clear the new development is easily decipherable from its historical precedent and does not try and replicate it. It is intended the new facades directly adjacent to the significant built heritage will draw inspiration from their character.

The setback of the proposed development is consistent with the adjacent building and the apartment towers are stepped back (5m) from existing roof lines to avoid imposing over and altering the pedestrian-focused atmosphere of the downtown (Figure 5).

The 3-storey podium and 4-storey office building respect existing façade composition and height of the streetscapes along King, Clarence and Dundas Streets (Figure 6).

**Figure 5 – Proposed Setbacks**



**Figure 6 – Façade Composition and Height**

Corner of King and Clarence Streets



Proposed Podium maintains same heights 387 Clarence Street and the podium at 186 Kings Street

Proposed Office building fronting Dundas Street



Proposed office building maintains similar height to 197/199 Dundas Street

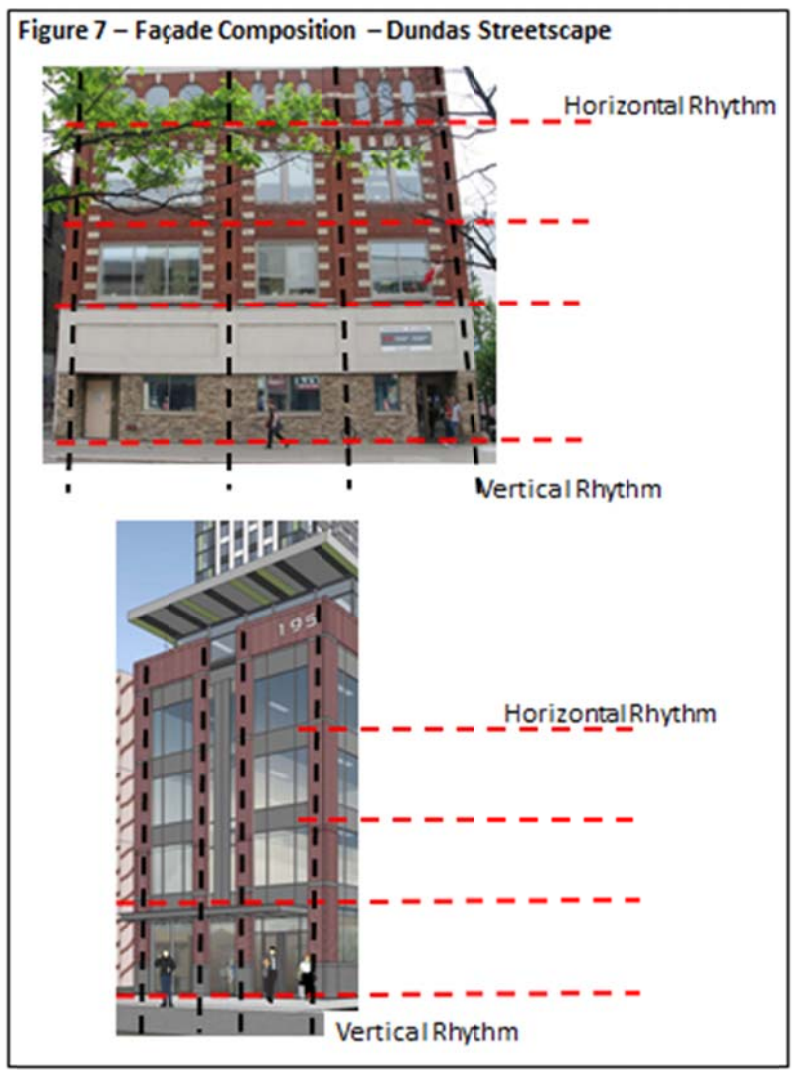
Note: 189 Dundas Street removed to enhance clarity

**6.4.2 Façade Composition**

At the conceptual stage of the application process the proposed office building on the Dundas streetscape reflects the horizontal rhythm of the adjacent building at 1997/199 Dundas. It visually shows the transition between floors and has appropriate at grade glazing similar to the neighboring buildings. The design of the front façade is replicated on the west side of the proposed building to avoid a blank façade facing the neighboring easement (Figure 7).

The details of the Clarence Street façade are not finalized at the time; however, the design of the new façade reflects the horizontal rhythm and scale of 387 Clarence Street. The design of the façade on Clarence Street is much different from the Dundas street façade; however, it is still sympathetic to the rhythm and scale of 387 Clarence Street in a contemporary modern style.

The character of all streetscapes, King, Dundas and Clarence, will be enhanced through the use of high quality materials such as brick, stone and slate.



### 6.4.3 Landscape Pattern

The proposed development is built out to the front and side lot lines which maintains the continuous street wall along Dundas Street and restores the street wall along King and Clarence Streets.

The proposed development uses building positioning to create a strong streetscape along King, Clarence and Dundas Streets for the pedestrian environment. The street-oriented retail and office uses on the ground level will help increase the amount of pedestrian traffic in this part of the downtown core by creating new commercial opportunities. Street tree plantings and awnings will provide shelter and screening from inclement weather. The use of large windows on retail uses will animate the streetscape and provide focal points for pedestrian traffic along King and Clarence Streets.

## **SECTION 7 – CONCLUSION**

The proposed Zoning By-law Amendment is consistent with the Provincial Policy Statement and is in conformity with the City of London Official Plan. The proposed development is also in keeping with the direction of the Downtown London Heritage Conversation District Plan.

The proposal will establish a new exciting residential opportunity within the downtown core, and will conserve the heritage attributes of the adjacent protected heritage properties.

**SECTION 8 – SOURCES**

City of London, *Downtown London Heritage Conservation District Plan*. March 2012;

City of London Fire Insurance Plans 1881 (revised 1888) and 1892 (revised 1907),  
University of Western Ontario Libraries Map and Data Centre;

Aerial Photos, 1922 and 1965, University of Western Ontario Libraries Map and Data  
Centre;

Designation By-law, L.S.P. – 3113-65, 195 Dundas Street;

Inventory of Heritage Resources 2006, City of London;

Ontario Heritage Tool Kit, Ministry of Tourism, Culture and Sport.

# Appendix 1 - 387 Clarence Street



186, 184, 182 Dundas Street



188, 190, 194, 192, Dundas Street



196, 198, 200 Dundas Street





186 King Street



207, 209, 211, 213, 217 King Street



201 King Street



197/199 Dundas Street



201, 203, 203 Dundas Street



183, 181 Dundas Street

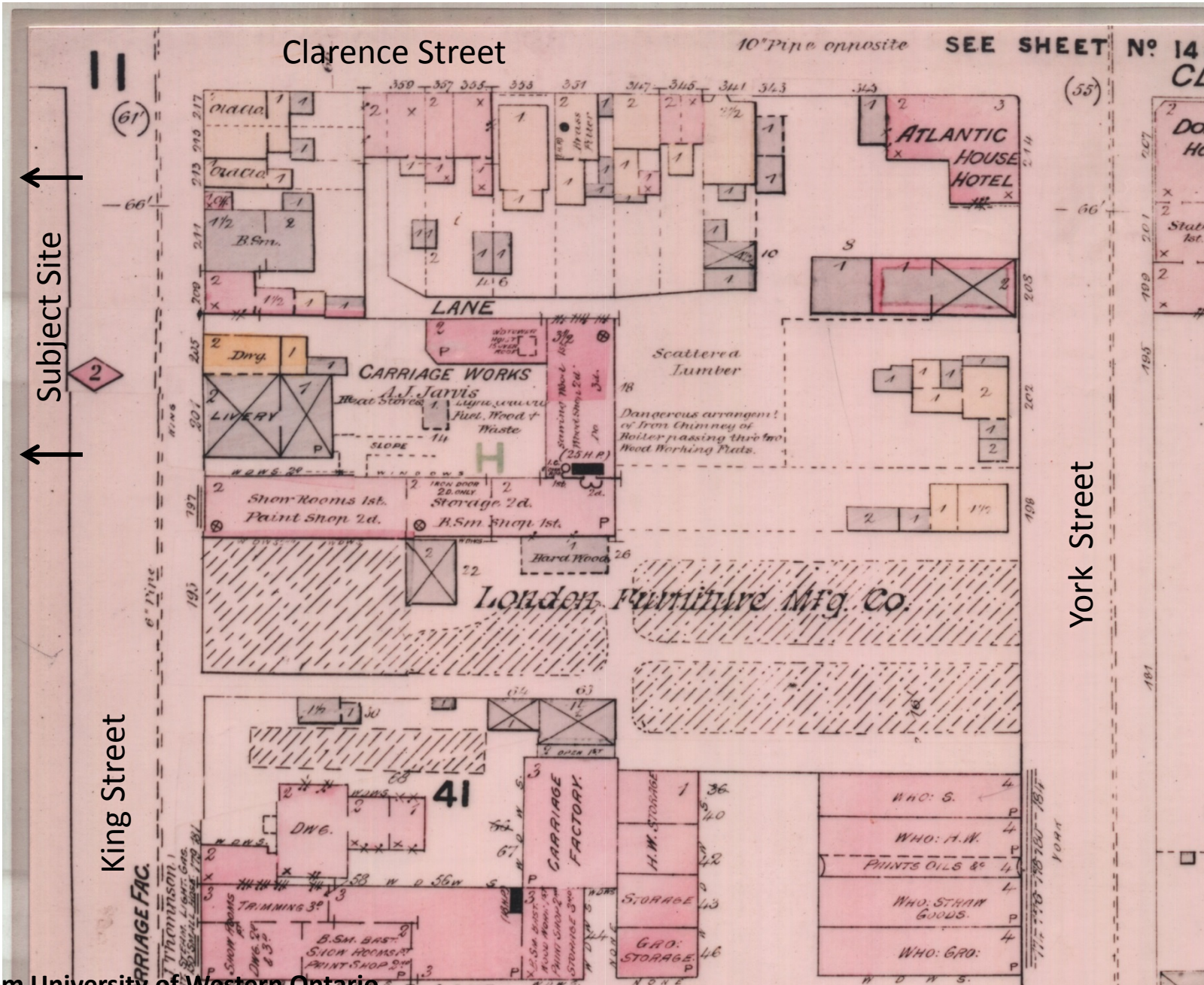


189, 187 Dundas Street

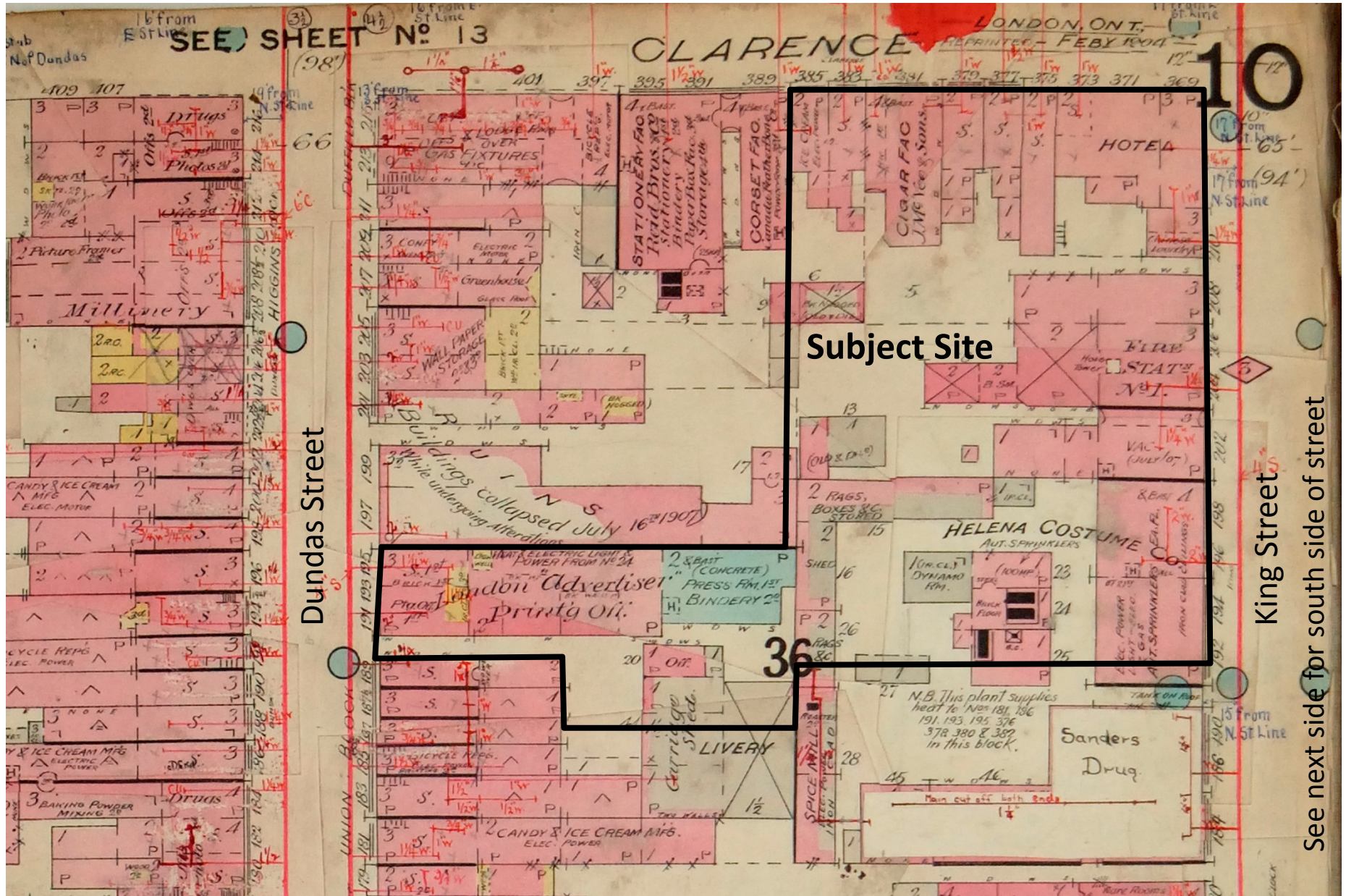




Appendix 2 - Fire Insurance Plan – 1881 revised 1888



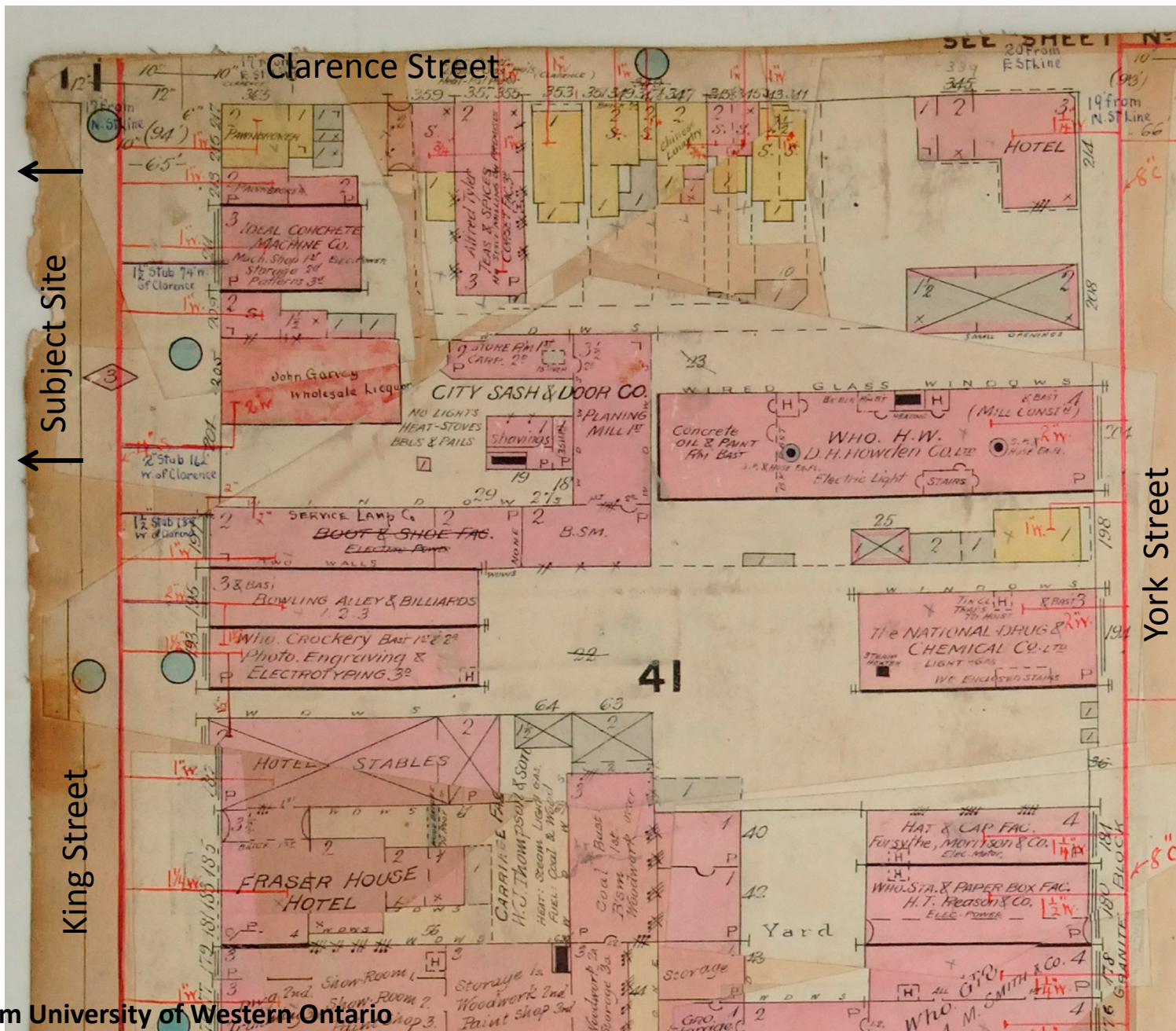
# Appendix 2 - Fire Insurance Plan 1892 revised 1907



Excerpt from University of Western Ontario

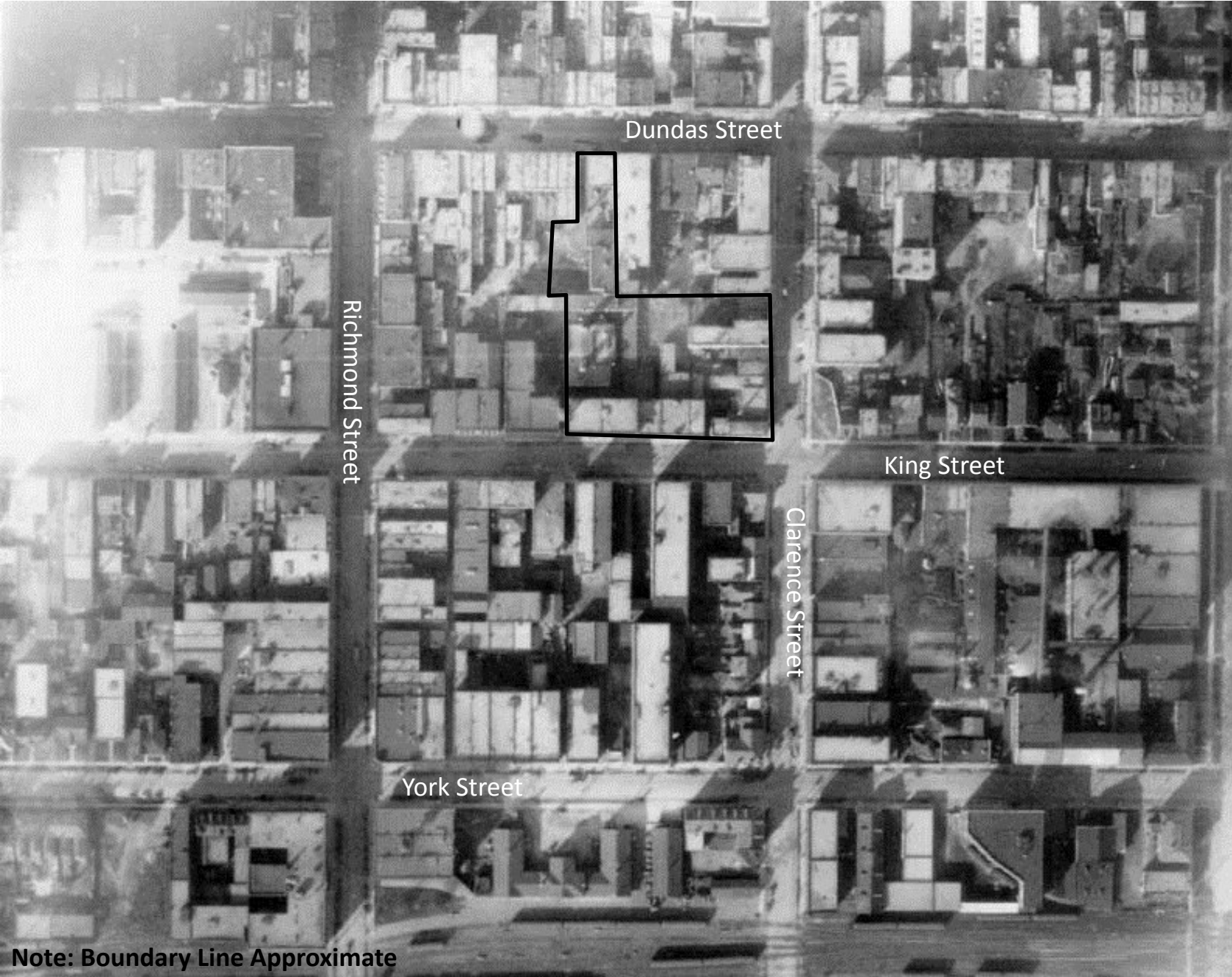
Note: Boundary Line Approximate

Appendix 2 - Fire Insurance Plan 1892 revised 1907



Excerpt from University of Western Ontario

Appendix 3 – 1922 Aerial Photo



Note: Boundary Line Approximate

Appendix 3 – 1965 Aerial Photo



**Note: Boundary Line Approximate**





