

Pol Associates Inc.

# 66 Byron Avenue East London

Heritage Impact Assessment



William Pol, MCIP, RPP

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## **1.0 Introduction**

Pol Associates Inc. has been retained to prepare and submit a heritage impact assessment in support of the zoning by-law amendment application at 66 Byron Avenue East and allow the construction of a single detached dwelling on Euclid Avenue. This Heritage Impact Assessment submitted in fulfillment of the requirements set out in the Wortley Village Heritage Conservation District Plan and Guidelines March 2013 and discussion with the Heritage Planner for the City of London. This Heritage Impact Assessment includes a description of the proposal; consideration of the cultural heritage values; goals, objectives and principles; potential negative impacts of development; and the Provincial Policy Statement.

## **2.0 Conclusion**

### **2.1 66 Byron Avenue East**

The proposed zoning by-law amendment and consent to sever maintains the existing land use, lotting pattern and building form at 66 Byron Avenue East. The heritage impact assessment concludes there is no impact on heritage character of the Byron Avenue East. The application to recognize the existing use is consistent with the Goals, Objectives and Principles of the Wortley Village Heritage Conservation District adopted by Council in June 2015 and with the Provincial Policy Statement 2014.

### **2.2 Euclid Avenue Lot**

The proposed zoning by-law amendment and consent to sever to create a new lot and construct a two storey single detached dwelling with reduced setback and a recessed attached single car garage, is consistent with the surrounding land use, lotting pattern and building form. The heritage impact assessment concludes there is no negative impact on the heritage character of Euclid Avenue. The applications to permit a single detached dwelling and an infill lot is consistent with the Goals, Objectives and Principles of the Wortley Village Heritage Conservation District adopted by Council in June 2015 and Provincial Policy Statement 2014. Together the applications allow a consistent scale and setback for residential uses, strengthening the rhythm and coherent character of both Byron Avenue and Euclid Avenue. The resulting building will contribute to an enclosed feeling and contributes to the comfortable and friendly pedestrian environment of the neighbourhood.

## **3.0 Existing Development Description**

The site is within the boundary of the Wortley Village Heritage Conservation District Plan (HCDP). The dwelling at 66 Byron Avenue East (Photo 1 and 2) is listed as priority 2 on the City of London Heritage Building Inventory 2005, built c1890 and having an Italianate Influence architectural style. It is not designated through a heritage by-law. Adjacent dwellings at 68 and 70 Byron are on the inventory as priority three (3) buildings. The nearest designated building is at 50 Byron seven lots\one street, to the west. There is an existing single car garage with access to Byron Avenue which will be retained. The dwelling is 2 storeys high with a center dormer.

**Photo 1 – 66 Byron Avenue East – front view**



**Photo 2 - Streetscape along Bryon Avenue East**



The lot is a through lot with access to both Byron Avenue and Euclid Avenue. There is an existing vacant three bay garage located on Euclid Avenue at the street line (Photos 3, 4 and 5). Outdoor parking and storage is located west of the garage. The location conflicts with pedestrian use of the sidewalk because there is no separation distance. A two storey dwelling abuts to the west and a single storey garage abuts to the east. On Euclid Avenue there is a heritage inventory priority 2 listed dwelling at 60 Euclid Avenue on the north side and east of the site and a priority three listed dwelling at 53 Euclid Avenue on the south side west of Birch Street.

**Photo 3 – 66 Bryon Avenue East – rear view**



**Photos 4 and 5 - Streetscape along Euclid Avenue – west of the property and east of the property**



## 4.0 Proposed Development

The proposed development for 66 Byron Avenue East is to retain the legally existing converted four (4) unit dwelling and to replace the Euclid Avenue garage with a two storey single detached dwelling and an attached single bay garage. The subject site is a through lot with frontages on both Byron Avenue East and Euclid Avenue. An application for zoning is required to permit the single detached dwelling and recognize the size of the lot created by the concurrent application for consent to divide the lot. The Zoning By-law amendment is from a Residential (R2-2) Zone to Residential (R3-1) Zone with special provisions to recognize the smaller lot area.

The existing lot has frontage of 15.24 m on both Byron Avenue East and Euclid Avenue, a lot depth of 46.8 m and a total lot area of 694.6 m<sup>2</sup>. The concurrent consent application proposes to divide an existing lot with frontage on Byron Ave and Euclid Ave, into two separate lots to permit the construction of a new single detached dwelling on Euclid Avenue (see Figure 1). The retained lot will maintain the existing legal non-conforming converted 4 unit dwelling. There is sufficient lot area to maintain the building and parking function of the converted dwelling. The garage will remain with parking for one space and three spaces in the driveway as it currently exists.

The new lot will have a frontage of 15.24 m and lot area of 244 m<sup>2</sup>. The proposal is to construct a two storey single detached dwelling with an attached single car garage with parking for one vehicle in front of the recessed garage space. The proposed single detached dwelling is consistent with land uses along Euclid Avenue. The form of the building being two stories with an attached\recessed garage is similar to other single detached dwellings on Euclid Avenue (see Figure 2). The exterior building materials are brick with window and doors with similar opening and access to the public realm. Finally, the location of the new building is similar to others along the south side of Euclid Avenue with reduced front yard setbacks.

There are no topographic or physical constraints to retain the existing converted four unit dwelling and the construction of a new single detached dwelling. Both the retained and the severed lots have full municipal sanitary sewers, municipal water and direct access to an assumed municipal road. There are no constraints to development of the lot.

Figure 1 Proposed Concept Plan

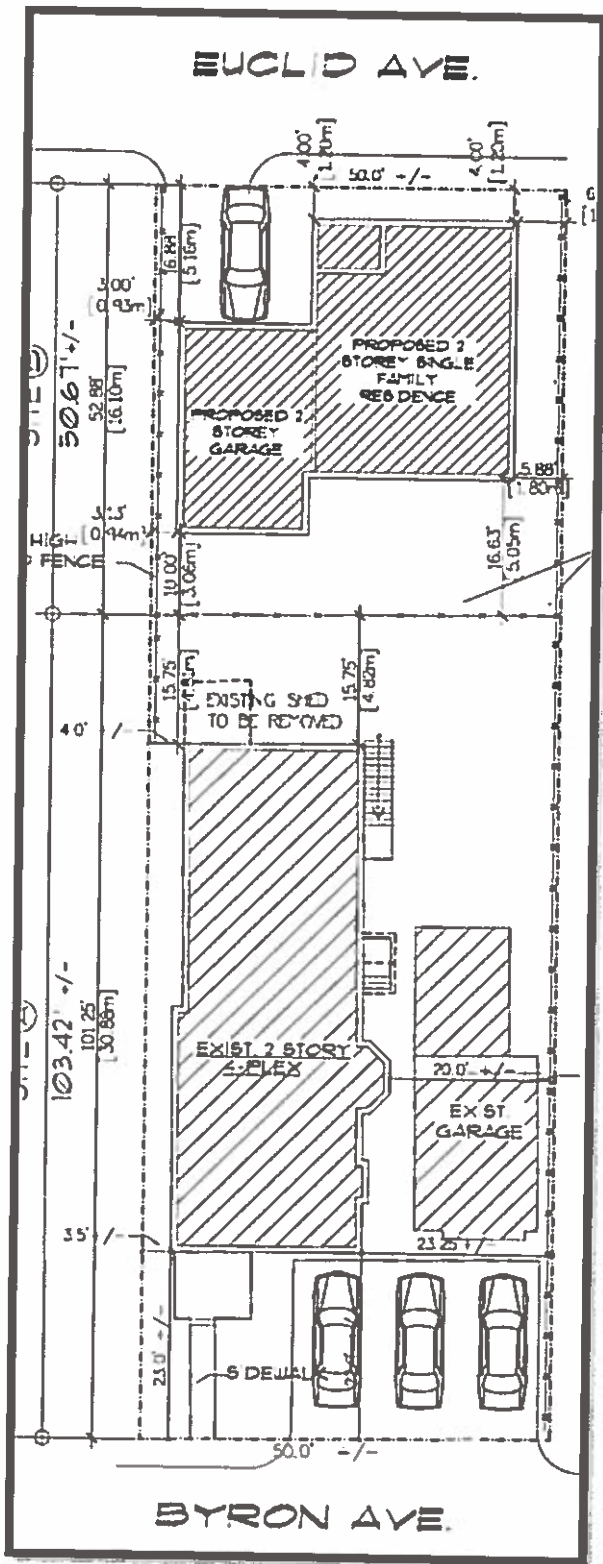


Figure 2 - Proposed Building Elevation Euclid Ave.

## 4.0 HCD Cultural Heritage Values

Wortley Village-Old South Heritage Conservation District (HCD) was adopted by Municipal Council on September 18, 2014 and designated under Part V of the *Ontario Heritage Act* on June 1, 2015. The heritage character statement is focused on the historical transition from country estates for some of London's more privileged citizens. It gradually became a middle class suburban dominated by notably large houses. From 1888 the process of intensification occurred for the next half century where one storey cottages began to proliferate on subdivided large lots. The HCD presented a recognizable suburban streetscape by 1915 and achieved most of its built form before World War II.

Architectural character in the HCD is established by a recurring use of consistent building materials, forms and details in a majority of buildings in the district. The building forms and details are largely Victoria although there are many examples of other architectural styles.

Streetscape character is a grid of linear streets and generally consistent building scale and setbacks. There is a strong rhythm and coherent character within the streets of the HCD. The combination of mature and newly planted trees contributes greatly to the leafy canopy creates a generally enclosed feeling contributing to the comfortable and friendly pedestrian environment of the neighbourhood. Yards are well maintained with gardens and foundation plantings.

The lotting pattern shown on Map 1 below shows six examples of infill lots created from larger lots in the block bounded by Byron, Wortley, Euclid and Birch. This form of intensification is consistent with the ability of property owners to use access to public roads and services on both sides of the lot or disposal of surplus land from larger lots. This development pattern is documented in the Historic Context of the HCD which describes the process of intensification of one storey cottages and substantial two storey homes being constructed on smaller lots. The applications for 66 Byron Avenue is consistent with this historic intensification process which is demonstrated on Euclid Avenue #81 – 87, 2 Birch Street and 88 Byron Avenue East.



Map 1 – Block bounded by Byron Avenue E., Wortley Road, Euclid Avenue and Birch Street



## 5.0 HCD Goals and Objectives

The following section takes excerpts from the Heritage Conservation District Goals and Policies and evaluates them against both the existing 66 Byron Avenue East and the proposed single detached dwelling on Euclid Avenue.

### 3.1.1 Overall Heritage Conservation District

“Encourage the retention, conservation and adaption of the district’s heritage buildings and attributes as described in the Study and Plan, rather than their demolition and replacement.”

- 66 Bryon Avenue East will be retained in its existing land use, lotting pattern and building form representing the character of the HCD. This is in keeping with the intent and purpose of the objective.
- The two storey single detached dwelling on Euclid Avenue is a land use, lotting pattern and building form in keeping with existing dwellings with eclectic architecture on Euclid Avenue. The reduced front yard setback, two storey form and recessed garage is characteristic of the street form. The proposed lot and dwelling is in keeping with this objective.

### 3.1.2 Buildings

“Establish policies and design guidelines to ensure new development and alterations are sensitive to the heritage attributes and details of the district and are based on appropriate research and examination of archival and/or contextual information.”

- 66 Byron Avenue East will be retained with no new development. This is consistent with this objective and the intent of the district’s policies
- The proposed lot and building is consistent with similar infill and intensification that has occurred from 81 – 87 Euclid Avenue, 2 Birch Street and 88 Byron Avenue East. The existing building forms, building materials and building locations are eclectic with a variety of architectural styles. The proposal to have a “modernist” architecture for a single detached dwelling, establish a reduced front yard and recessed parking is consistent with these infill lots and consistent with the HCD.

### 3.1.3 Streetscape

“Maintain and enhance the visual, contextual and pedestrian oriented character of Wortley Village – Old South’s streetscape and public realm by: maintaining street trees, sidewalks, open spaces and public realm”

- There are no street trees on the boulevard of the Byron Avenue or Euclid Avenue street frontage. The existing sidewalk on both streets will be retained. The Euclid Avenue replacement of the three bay garage with a single detached dwelling and reduced front yard setback will enhance the pedestrian public realm of the street creating a more pleasant and safer space. It will improve the safety of pedestrian movement by removing the garage and recessing the new garage. The proposals to maintain the existing dwelling and add a new dwelling on Euclid Avenue is consistent with this objective.

### 3.1.4 Land Use

“Maintain the low-density residential character of the Wortley Village- Old South’s 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 by: Ensuring that infill development or redevelopment is compatible with the heritage character and pedestrian scale of the district.”

- 66 Bryon Avenue is an existing converted four unit dwelling which is compatible with the surrounding neighbourhood. The scale of the building, the lot width and the land use do not have any negative impact on abutting lots.
- The proposed lot and building on Euclid Avenue is compatible with the surrounding residential buildings because the lot width and access are similar to surrounding lots with 15.24 m of lot frontage. The proposed two storey height and recessed attached garage is in keeping with the form of surrounding buildings and parking locations. The height of the building and reduced front yard setback are consistent with the height and location of abutting residential buildings and 81 – 87 Euclid Avenue (see Map 1). The fenestration is similar but different from surrounding residential uses. The roof line orientation is different that surrounding dwellings but has a similar pitch to some of the existing dwellings. The combined elements of land use; lotting pattern; building form and building location are consistent with the surrounding patterns and compatible with the heritage character and pedestrian scale of the HCD.

## 6.0 HCD Principles

The following section considers the principles for the Heritage Conservation District as they apply to the requested planning applications.

### 3.2.1 Preserve the Historical Context

Retaining the building at 66 Byron Avenue will preserve the historical context of Byron Avenue. The applications to replace the three bay garage with a two storey dwelling reinforces an established lotting pattern, building form and building location along Euclid Avenue consistent with this principle.

### 3.2.4 Preserve Traditional Setting

Retaining existing building at 66 Bryon Avenue will maintain the site circulation, view sheds and architectural elements of the site to maintain the traditional setting. The proposed dwelling will not have a negative impact on the view along Euclid Avenue. It will reinforce the established building line of lots at 81 – 87 Euclid Avenue, 2 Birch Street and dwellings west of Birch Street effectively preserving the traditional setting of building, sidewalk and public realm.

### 3.2.9 Make New Replacements Distinguishable

66 Byron Avenue will not be replaced or altered as a result of the zoning change. The new lot and zoning for Euclid Avenue is an opportunity to create a new but complementary form of two storey dwelling that continues the historical tradition of infill, intensification and new architectural forms that reinforce the character of the HCD.

## 7.0 HCD Policies 4.4 New Development

Section 4.4 of the Heritage Conservation District sets out the policies to allow new buildings and infill to be constructed on underutilized land without the demolition of existing structures. The applications allow infill development consistent with this policy. The Architectural Design Guidelines set out in Section 8.2.1 provide guidance with respect to Building Form, Massing, Height, Width and Visible Depth as discussed below.

The existing building at 66 Byron Avenue will retain the existing building form, massing, width and visible depth consistent with the character of surrounding buildings. The proposed single detached dwelling will have a form, massing, width and visible depth that is consistent with the character of Euclid Avenue. The building will be two storeys in height with a recessed garage, a building massing and depth which is similar to other buildings on the street.

The exterior materials are masonry, with fenestration and door openings similar in character to surrounding dwellings. The distinguishing feature is the continuous sloped roof with a shallow pitch. This feature identifies the building as new but does not detract from the heritage character of the street.

In keeping with the municipal policies, the proposed severance is in keeping with the lot area and lot frontage of similar lots along Euclid Avenue. The proposed dwelling is subject to site plan control to address any abutting site plan issues. The requested zoning setbacks to the front and side yard are consistent with setbacks for surrounding buildings and in keeping with the overall heritage characteristics of the area. A Heritage Alteration Permit is required for the erection of the new building to ensure the final design is compatible with the surrounding buildings.

## 8.0 Potential Negative Impacts

The following Map 2 Aerial Detail shows the existing site and abutting land uses. The following is a summary of the potential negative impacts on the Wortley Village Heritage Conservation District:

- There are no negative impacts created by the destruction or alteration to the existing building at 66 Byron Avenue because there are no changes proposed to the building or the existing garage.
- There are no negative impacts created by shadowing from the new dwelling onto heritage features because the new building is built north of the existing building and east of the building at 2 Birch Street and the sunlight is predominantly from the south and southwest. There is a garage located to the east and will not impact this use.
- The consent and construction of a new dwelling will not become an obstruction to the views or vistas along Euclid Ave. because it is aligned with existing buildings with a reduced setback. The existing three bay garage obscures the rear view of Byron Avenue and there will be no view lost as a result of the new two storey dwelling.
- There will be no change in land use for 66 Bryon Avenue and the change to Euclid will not have a negative impact on the surrounding heritage character of the street.

Based on a review of the proposed lotting pattern, building form, building location and architectural style of the proposed single detached dwelling (see figure 2) and the retention of the existing dwelling there are no

anticipated negative impact on the heritage character of the area. The new dwelling will enhance the public pedestrian realm consistent with the surrounding forms of development by replacing the garage with habitable living space with a setback of 1.0 m from the street line.

Map 2 Site Aerial Detail



## 9.0 Provincial Policy Statement 2014

Policy 2.6 Cultural Heritage and Archeology must be considered in the planning decisions for the subject site. Specifically 2.6.1 *Significant built heritage resources and significant cultural heritage landscapes shall be conserved.* Policy 2.6.3 also adds the conservation and protection of heritage attributes. The proposed zoning amendment and consent will conserve the existing building land use, lotting pattern and form consistent with the policy. Furthermore, the proposed dwelling and lot will complement and will not have a negative impact on the retained building at 66 Byron Avenue nor on the HCD characteristics along Euclid Avenue because the land use, lotting pattern and building form is consistent with the established heritage character of the area.

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