

HERITAGE IMPACT **ASSESSMENT**

College Avenue Residential Development

Date:

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Prepared for:

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1.0 Introduction

MHBC was retained by College Avenue Lofts Inc. (York Developments) to undertake a Heritage Impact Assessment for the properties located at 193-199 College Avenue, within the City of London. The Heritage Impact Assessment addresses two sets of potential impacts:

- 1) The impact of the proposed demolition of 193, 195, 197 and 199 College Ave. to facilitate the proposed development; 193 & 195 are listed on the Heritage Building Inventory as 'Priority 3' Buildings
- 2) The impact of the proposed development at 193-199 College Ave on adjacent properties, some of which are also listed on the Heritage Building Inventory.

This Heritage Impact Assessment contains the following sections:

- Historical research and background of the development of the subject lands and the St. George-Grosvenor neighbourhood;
- Historical research and background information of each of the properties at 193, 195, 197 & 199 College Avenue;
- An assessment and evaluation of each of the properties to determine or confirm their cultural heritage value or interest;
- A description of the proposed development;
- An assessment and analysis of impacts of the proposed development on cultural heritage resources;
- Recommendations in response to potential impacts.

2.0 Approach and Methodology

In completing this study, a site visit of the property was undertaken on August 11, 2015 and on March 31, 2016. The site visits included a visual assessment and photographic record of the subject lands, comprising 193, 195, 197, & 199 College Avenue. Photos of the surrounding context were also taken.

The City of London does not presently have terms of reference or guidelines for preparing heritage impact assessments. As such, the structure and components of this report have been guided by the Ontario Ministry of Culture (now the Ministry of Tourism, Culture and Sport) 2006 *InfoSheet #5 Heritage Impact Assessments and Conservation Plans* and discussions with the City of London Heritage Planning Staff during project pre-submission consultation meetings.

3.0 Description of Study Area

3.1 Location

The subject properties are located at 193, 195, 197 & 199 College Avenue. The properties are oriented towards the street with frontage on College Avenue. The properties are located in the St. George-Grosvenor neighbourhood, a primarily residential area just outside of London's downtown core and along the North Thames River. Located across the street is Mount Hope Centre for Long-Term Care, and located

within close proximity to the subject properties is the St. Joseph's Hospital, Grosvenor Gate Apartments, and the North Thames River.

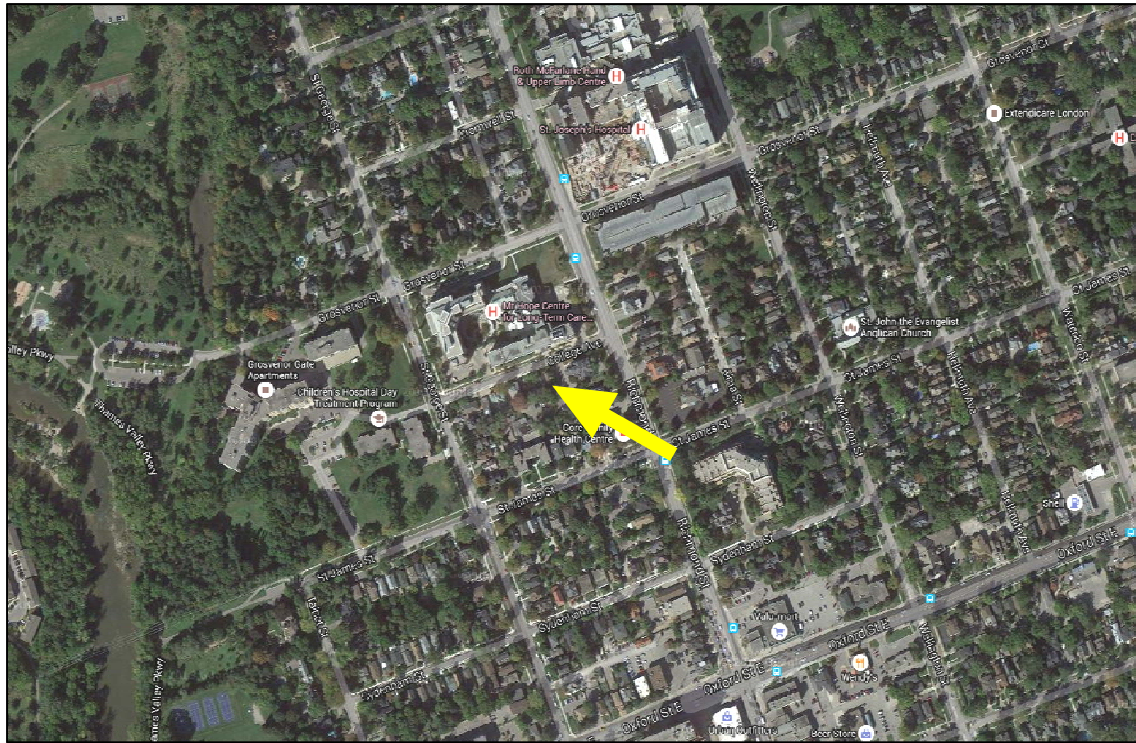


Plate 1: Location of the subject properties denoted by bold yellow arrow. Source: Google Maps

4.0 Historical Development of the Subject Properties

This section provides a broad contextual history of the study area and the development of the City of London's St. George-Grosvenor area. This report focuses on historical development after the arrival of Euro-Canadian settlers, and does not discuss pre-contact aboriginal history or archaeology, as this report is primarily concerned with the impacts of the proposed development on the existing 19th century cultural heritage resources.

The subject properties are located on the south side of what was originally Thomas Street (now College Avenue), East of the original College Avenue (now St. George Street), and West of Richmond Street. The Registration Plan in the Town of London of 1853 shows the three original properties, known as Lot 19, 20 & 21, were initially owned by James Daniel. The properties were then mortgaged to William Barker in 1853, and bought by William Barker in 1855. William Barker was the second elected mayor of the City of London in 1856-1857 and was a large contributor to the early advancement of the City. Located to the North on College Avenue is Mount Hope, which was also originally owned by William Barker, and was the location of what is known as "The William Barker House", built in 1854, and was likely his residence (See Plate 6). The house became the Mount Hope Orphanage in 1869, and was demolished in 1963. It has since been replaced with Marian Villa and St. Mary's Hospital (London Public Library, 2016). William Barker passed away in 1873 at the age of 63. All three properties have changed ownership many times since their construction.

Prior to 1881, the subject lands were undeveloped, but the street grid had been put in place (see Plate 2). In 1875, College Avenue was originally named Thomas Street, but was renamed to College Avenue sometime between 1875 and 1881 (See Plate 3). The houses located at 193, 195, and 197 were built in 1881 according to the City of London's Inventory of Heritage Resources. The 1892 Rev. 1907 Fire Insurance Plan shows a building addressed as 199 College Avenue on the rear portion of the same lot as 835 Richmond Street. By 1912, the building addressed as 199 College Avenue had been demolished and replaced by a building labelled as "auto" in the 1912 Rev. 1915 Fire Insurance Map, which was therefore likely a garage for 835 Richmond Street (See Plate 5). The 1912 Rev. 1915 Map shows a different house as 199 College Avenue now on part of Lot 19, the same lot as 197 College Avenue. Therefore the existing 199 College Avenue was built sometime between 1892 and 1915.



Plate 2: Excerpt from 1881 Rev. 1888 Fire Insurance map; London Room, London Public Library. Yellow outline denotes location of subject properties.

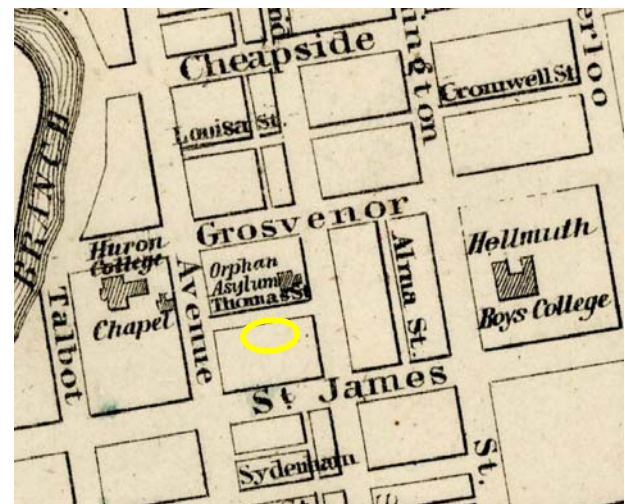


Plate 3: Excerpt from 1875 Plan of London Middlesex County Ontario Source: University of Western Library. Yellow outline denotes location of subject properties.

193 and 195 College Avenue are listed on the City of London's Inventory of Heritage Resources, and are designated 'Priority 3' sites on the Registry. According to the Registry, buildings with this designation may merit designation as part of a Heritage Conservation District (HCD) rather than individual designation.

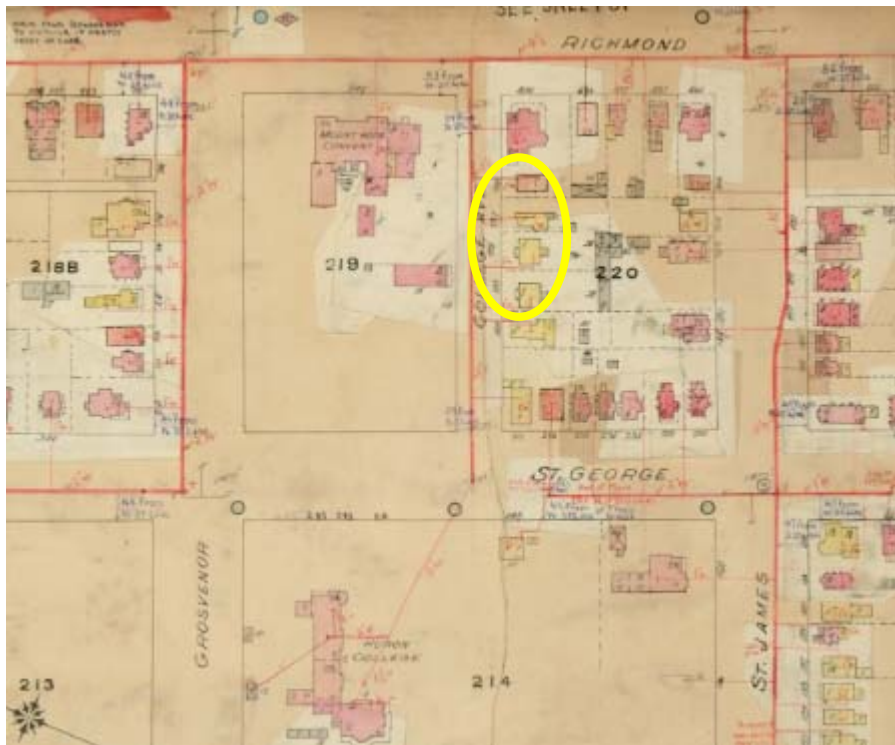


Plate 4: Excerpt from 1892 Rev. 1907 Fire Insurance Map of London Source: London Room, London Public Library. Yellow outline denotes location of subject properties.

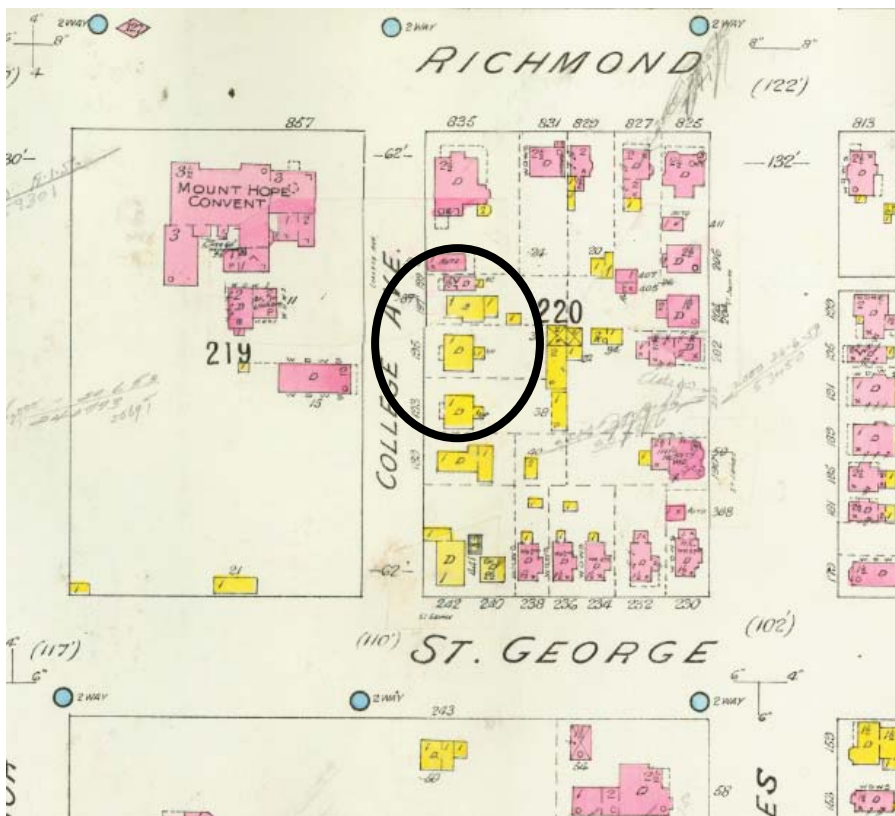


Plate 5: Excerpt from 1912 Rev. 1915 Fire Insurance Map of London Source: London Room, London Public Library. Black outline denotes

4.1 Historical Development of Surrounding Area

London North was surveyed in 1835-36 (known as Carroll's survey), but residential development was slow to start due to its distance from the city centre. However, a couple mills were established prior to the completion of Carroll's survey. Several businessmen purchased land in the area around this time, only to resell for a profit. The character of the area as a desirable place of residence was established by the 1840s and 1850s when four prominent Londoners built their mansions on the sparsely settled lands north of Oxford Street. When the London Street Railway extended further north along Richmond Street as far as St. James Street in 1875, London North became a popular area in which to settle (City of London, 2016). Within five years, a prosperous middle class of merchants, government employees, and businessmen were building residences west of Wellington and south of Grosvenor Streets. Many of the large town houses, small brick cottages and grand mansions which marked this part of London in the late nineteenth century remain today. The residential character of the area has continued to evolve and now includes educational and medical institutions and higher density residential buildings. The inter-mix of socio-economic levels and housing types is a result of the area's mixed pattern of development since it became part of London in 1840 (*Heritage Places* 1994, 31).

Located across the street to the North is St. Joseph's Mount Hope Long-Term Care Centre, addressed 21 Grosvenor Street. Mount Hope was originally established in 1869 by the Sisters of St. Joseph of the Roman Catholic Diocese of London as an orphanage and refuge for the elderly, homeless, and sick. By 1900, Mount Hope became the House of Providence; an institutional home for the elderly. In 1951 St. Mary's hospital was built on the property to provide palliative care for chronically ill patients. In 1966 Marian Villa was built next to the House of Providence as a residential home for the elderly with extended health care. By 1980 the original House of Providence was demolished and replaced with a connection to Marian Villa and St. Mary's. And finally in 1985, Marian Villa and St. Mary's hospital amalgamated with St. Joseph's Hospital to form St. Joseph's Health Care complex (St. Joseph's Health Care London, 2016).



Plate 6: The William Barker House c.1854

Below is a map of surrounding buildings which have either been listed (yellow) or designated (red) on the City of London's Heritage Building Inventory. It can be seen in the aerial photography of the area in Plate 7 that the neighbourhood is a mix of listed and designated heritage houses, as well as large apartment, medical and parking facilities.



Plate 7: Location of other listed and designated heritage buildings in the area. MHBC, 2016.

The St. George-Grosvenor neighbourhood was identified in 1994 by the City of London as an area of outstanding architectural, historical and natural character. In 2015, an HCD Study was initiated for the St. George-Grosvenor neighbourhood to determine if a heritage district should be established for the area bounded by Richmond Street (east), Oxford Street (south), the Thames River (west), and Victoria Street (north). A third community information meeting was held on Tuesday June 28, 2016 at 7:00 pm in Wemple Hall at King's University College in London. This meeting was held to present the draft St. George-Grosvenor Heritage Conservation District Study to the public, and to gather feedback on its findings and recommendations. The draft study is publicly available on the City of London's website. A statutory public participation meeting is anticipated as this project continues, however a date has not yet been set. At the time of the writing of this report, the draft Heritage Conservation District Study has not been adopted by the City.

5.0 Description of Cultural Heritage Resources

5.1 Subject Properties

193 & 195 College Avenue

The properties at 193 & 195 College Avenue are listed on the City of London's Heritage Building Inventory. The Inventory identifies them as having been constructed in 1881 likely by R.G. Wilson & Son Contractors (Bray Heritage et al., 2016). The 1892 Fire Insurance Map shows two buildings in this location. They are both one and a half storey dwellings constructed in the Ontario Cottage architectural style. The houses feature a three bay façade with the front door located in the middle of the front facade, one bay window to one side of the door, and a window and covered porch to the other side. The second-story dormer has a window, and the roof line is a hip roof, consistent with Ontario Cottage style. They are both constructed of wood (as noted in yellow on the 1892/1907 Fire Insurance Plan) and clad in wood siding (See Plates 8 & 9). These two houses are near mirror images of each other, and have both been rental units nearly since their construction. However, 195 College Avenue has retained its original narrow, bevelled board cornice. Both houses are located relatively close to the street. The HCD Study identifies the date of construction for 193 and 195 College Avenue as 1817. It is expected that this is a typographical error and that the likely date of construction is 1881, possibly 1871. The HCD Study also identifies that 193 College Avenue may have been altered or possibly rebuilt between 1912 and 1922 (Bray Heritage et al., 2016).

197 College Avenue

The property at 197 College Avenue is not registered on the City's Heritage Building Inventory. Similar to 193 & 195 College Avenue, it was built at least before 1892 since it appears on the 1892 Fire Insurance Map. The HCD Study identifies that it may have been built as early as 1885 and may have been moved from another location (Bray Heritage et al., 2016). This dwelling was also built in the simplified Ontario Cottage architectural style. This property was bought by Martin O'Meara in 1876, but did not construct a dwelling on the property for nearly a decade (Bray Heritage et al., 2016). Similar to its neighbours, it too has been a rental property for many years. It is a single-story building without a window in the second storey dormer, and it does not feature a bay window. The dormer and porch may have been later additions to the dwelling. It features a narrow two-bay façade, and the front door is located to the right side of the front façade with two windows to the left. The front door, transom and sidelight also appear to be original (Bray Heritage et al., 2016). The structure overall, is similar to 193 and 195 College Avenue, but is a smaller design (See Plate 10).

199 College Avenue

As noted earlier in this report, the original 199 College Avenue was likely also built sometime around 1881, but was demolished and rebuilt between 1892 and 1915 beside and on the same property as 197 College Avenue. The HCD Study suggests that the dwelling was constructed in 1914 (Bray Heritage et al., 2016). The existing 199 College Avenue was constructed in the Dutch Colonial architectural style with a distinct Gambrel roof. The dwelling is two-stories in height. The building has a two bay façade with the front door and covered porch located off-centre to the right. The second floor features one window centered in the roof pitch. The dwelling was originally constructed of brick (according to the 1912 revised 1915 Fire Insurance Plan of the City of London), but today is clad in vinyl siding.

The building which was originally addressed as 199 College Avenue is currently the rear yard of the property addressed 835 Richmond Street, and is used as a parking lot. There is no longer a building located at the rear of the property, however, located along College Avenue, there remains an iron and brick gate (See Plate 11).



Plate 8: View of the north (front) elevation of 193 College Avenue. MHBC, 2015.



Plate 9: View of the north (front) and west (side) elevation of 195 College Avenue. MHBC, 2015.



Plate 10: View of the north (front) elevation of 197 College Avenue. MHBC, 2015.



Plate 11: View of the north (front) elevation of 199 College Avenue, and the gate which exists on original 199 College Avenue property. MHBC, 2015.



Plate 12: View of College Avenue looking east, and Mount Hope Long-Term Care Centre. MHBC, 2015.



Plate 13: View of College Avenue looking west, and Mount Hope Long Term Care Centre. MHBC, 2015.

6.0 Evaluation of Cultural Heritage Value

The subject properties have been evaluated using *Regulation 9/06* of the *Ontario Heritage Act*. Regulation 9/06 provides that a property may have cultural heritage value or interest if it meets one or more of the following criteria:

1. *The properties have design value or physical value because it,*
 - i. *is a rare, unique, representative or early example of a style, type, expression, material or construction method,*
 - ii. *displays a high degree of craftsmanship or artistic merit, or*
 - iii. *demonstrates a high degree of technical or scientific achievement.*
2. *The properties have historical value or associative value because it,*
 - i. *has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community,*
 - ii. *yields, or has the potential to yield, information that contributes to an understanding of a community or culture, or*
 - iii. *demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.*
3. *The properties have contextual value because it,*
 - i. *is important in defining, maintaining or supporting the character of an area,*
 - ii. *is physically, functionally, visually or historically linked to its surroundings, or*
 - iii. *is a landmark.*

Design or Physical Value:

The properties at 193, 195, and 197 College Avenue are representative examples of the 19th century Ontario Cottage style of architecture. The Ontario cottage, at its simplest, is a symmetrical, single-story building with three bays and a hip roof. All three buildings are representative of this style but they do not display the level of architectural detail and symmetry that are found on other examples of this style in the city. None of the structures are rare, early, or unique examples. The buildings do not demonstrate a high degree of craftsmanship or artistic merit, or a high degree of technical or scientific achievement.

The property at 199 College Avenue is an example of the Dutch Colonial architectural style. The house is modest and is not a rare, early or unique example and does not demonstrate a high degree of craftsmanship or artistic merit, or a high degree of technical or scientific achievement.

All four buildings, while they are representative of late 19th century architectural styles, they are very modest examples. As such, these buildings may technically meet the design value criteria of Regulation 9/06, but their design value is very modest.

Historical or Associative Value:

The properties at 193, 195, and 197 College Avenue were constructed in 1881. The property of the current 199 College Avenue was constructed later but before 1915. There is limited information on the owners and residents of these buildings. However, it is known that they were used as rental properties for various periods of time (Bray Heritage et al., 2016). At one time William Barker owned all three original lots, but

given that his residence was located directly across the street, it is unlikely he ever lived on any of Lots 19, 20 or 21. Based on limited historical information, it does not appear that the properties have potential to yield information that contributes to the understanding of a community. The builder of the houses is unknown.

Contextual Value:

The properties at 193 and 195 College Avenue are listed in the City's Heritage Building Inventory as Priority 3 buildings. Priority 3 buildings are defined as:

"buildings that may merit designation as part of a group of buildings designated under Part IV of the Ontario Heritage Act or as part of a Heritage Conservation District designated under Part V of the Act, even though these buildings are not often worthy of designation individually. They may have some important architectural features or historical associations, be part of a significant streetscape or provide an appropriate context for buildings of a higher priority".

College Avenue is a short street that is terminated by high density residential and institutional uses at the west and by Richmond Street on the east. Mount Hope Centre is located on the entire north side of College Avenue and is directly across from the subject properties. The character of the street is inconsistent in terms of appearance and scale. The subject properties contribute to the context of the street in that they are located with relatively shallow setbacks from the street which is similar to the Mount Hope Centre building; however, their form and scale is similar to the properties to the south (on St. James Street) than on College Avenue.

Summary of the Draft St. George- Grosvenor Heritage Conservation District Study

1. The Heritage Conservation District Study prepared by Bray Heritage, Golder Associates Ltd, GSP Group Inc, Letourneau Heritage Consulting Inc, Locus Design, Stantec, Steven Burgess Architects Ltd, & Tausky Heritage Consultants in 2016, identifies 193-199 College Avenue within the HCD.
2. The study is in draft form and has not been adopted by City Council.
3. The draft study has not identified whether these four properties are contributing or non-contributing to the heritage value of the district.
4. The draft HCD Study proposes that the St. George- Grosvenor Heritage Conservation District be split into two separate districts; The Great Talbot HCD to the south and the Gibbons Park HCD to the north.
 - a. The reasoning behind the split is due to the distinctly different development patterns of the southern and northern areas of the study area, which are naturally split by a central area of medical and higher density development
5. College Avenue is located at the north end of the proposed Great Talbot HCD

Summary of Cultural Heritage Value or Interest

The subject properties do not demonstrate significant cultural heritage value or interest. The buildings at 193 and 195 College Avenue are representative of 19th century construction, but they are very modest examples. The buildings at 197 and 199 College Avenue are even more so. While the properties meet

some criteria outlined above, they are more general in nature rather than rare or unique. The available information about the buildings' owners and residents indicate there is no significant historical or associative value.

The subject properties contribute to the context of the street but the street has a varied context that is equally defined by the six storey building directly across the street. While the shallow setback of the subject properties contributes to the context of the street, they are not a critical part of defining or maintaining that character.

6.1 Adjacent Heritage Resources

189 College Avenue

Located at 189 College Avenue, is a Neo-Georgian style one and a half-storey dwelling built in 1931 that is listed as a Priority 1 building on the City's Heritage Building Inventory. This dwelling was built as the personal home of architect Oliver Roy Moore, and is classified Priority 1 because of its unique design, detailing and craftsmanship.



Plate 14: View of the north (front) elevation of 189 College Avenue, MHBC, 2015.

835 Richmond Street

835 Richmond Street, commonly known as 'The Guenther Property', is a three-storey house built in 1906 in the Edwardian style (red brick with a prominent entrance), and was designated under Part IV of the Heritage Act on February 15, 1999 (See Plate 15). The house is currently occupied by a medical office called 'Guenther Dermatology Research Centre'. There is an addition at the rear of the building, and the rear property is used as a parking lot.



Plate 15: View of the East (front) elevation of 835 Richmond Street. (Guenther, 2016)

200 St. James Street

200 St. James Street is a three-storey brick apartment building that was built in 1926. The property is identified as a Priority 1 property on the City's Heritage Building Inventory, and backs onto the subject properties.



Plate 16: View of 200 St. James Street. (Farhi Holdings, 2016)

204 St. James Street

204 St. James Street is known as The Cunningham property and is listed as a Priority 1 property on the City's Heritage Building Inventory. The building was constructed in 1915 and is of an eclectic architectural style, and backs onto the subject properties.



Plate 17: View of 204 St. James Street. (Google Maps, 2014)

7.0 Description of Proposed Development

The subject lands are comprised of four contiguous parcels situated on the south side of College Avenue approximately 60m west of Richmond Street. The site is generally rectangular in shape, having approximately 49.2m of frontage along College Avenue and a maximum depth of approximately 46.3m. The total area of the development property is approximately 2,189m². There are currently single detached dwellings on each of the four properties (as shown in Plates 8-11), which are proposed to be demolished in order to construct the proposed building.

York Developments is proposing the following components in its redevelopment:

- Mid-rise apartment structure (maximum 6 storeys)
- Total gross floor area of 6,343m²
- Low-rise enclosed parking structure located on west side
- Up to 41 dwelling units with a range of unit layouts (total density of 187 units/ha)
- Total 51 underground parking spaces for residents and visitors
- Indoor and outdoor amenity space
- Main lobby access off of College Avenue and internally via the parking garage

The design brief prepared by the applicants identifies the following design considerations:

- **Building Orientation:** Building is oriented towards College Avenue to support pedestrian activity, maintain established building line, accentuate the streetscape, and offer light and views exposure while minimizing shadowing effects on adjacent properties

- **Building Form and Massing:** The massing of the structure is designed to create a building form that is compatible with the existing streetscape and maintain a pedestrian scale. The building massing transitions from College Avenue to less intensive forms internal to the site and adjacent to the western property line
- **Landscaping:** The proposed landscape design integrates a variety of hardscaping and softscaping elements to integrate the mid-rise apartment into the existing development context. In particular, a covered courtyard and several patios are proposed to function as outdoor amenity space for residents and provide separation between the public and private realms. Tree planting is intended along the property boundaries to partially screen the proposed apartment structure from adjacent development
- **Pedestrian Access:** The lobby is directly accessible to the street via a walkway from College Avenue, as well as the underground parking facility. The lobby is located within proximity to London Transit Commission (LTC) bus stops.
- **Architectural Treatment:** The structure has a contemporary facade. Horizontal articulations and setbacks, terracing and colour/material variations are utilized to break up the continuous mass of the structure. Consideration will be given to utilizing building materials similar to those on surrounding buildings in the neighbourhood



Plate 18: Proposed Site Plan. York Development, 2016.



Plate 19: Front Elevation. York Development, 2016.



Plate 20: Rear elevation. York Development, 2016.



Plate 21: Evening view of front elevation. York Development, 2016.

8.0 Assessment of Impacts of Proposed Development

The assessment of the impacts of the proposed development are twofold: (1) the assessment of the impacts of the demolition of four buildings, two of which are listed on the City's registry, and (2) the assessment of the impacts of the proposed new structure on the adjacent properties at 835 Richmond Street (which is designated under Part IV of the OHA), 189 College Avenue, and 200 and 204 St. James Street which are listed in the City's Inventory of Heritage Resources.

There are three classifications of changes that the effects of a proposed development may have on an identified cultural heritage resource: beneficial, neutral or adverse. Beneficial effects may include such actions as retaining a property of cultural heritage value, protecting it from loss or removal, maintaining restoring or repairing heritage attributes, or making sympathetic additions or alterations that allow for a continued long-term use and retain the heritage building fabric. Neutral effects have neither a markedly positive or negative impact on a cultural heritage resource. Adverse effects may include the loss or removal of a cultural heritage resource, unsympathetic alterations or additions that remove or obstruct heritage attributes, the isolation of a cultural heritage resource from its setting or context, or the addition of other elements that are unsympathetic to the character or heritage attributes of a cultural heritage resource. Adverse effects may require strategies to mitigate their impact on cultural heritage resources.

The impacts of a proposed development or change to a cultural heritage resource may occur over short or long term duration, and may occur during a pre-construction phase, construction phase or post-construction phase. Impacts to a cultural heritage resource may also be site specific or widespread, and may have low, moderate or high levels of physical impact.

The impacts of the proposed development are assessed using Ministry of Tourism, Culture and Sport guidance on Heritage Impact Assessments. The Ministry of Culture (now the Ministry of Tourism, Culture and Sport, or MTCS) *InfoSheet #5 Heritage Impact Assessment and Conservation Plans* provides a description of activities that constitute a negative impact to a heritage resource. Negative impacts include, but are not limited to:

- 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 visibility of a natural feature or plantings, such as a garden;
- Isolation of a heritage attribute from its surrounding environment, context or 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 alterations 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.

8.1 Impacts of Proposed Demolition

The proposed development would result in the demolition and removal of the four buildings on the subject site. As described in section 6.0 the subject properties do not have significant cultural heritage value. The buildings have very modest design value as examples of 19th century building styles. While they also contribute to the context of College Street, the character of the street is not uniform and that context could be maintained by the proposed new six storey building which would be similar in height and form as the Mount Hope Centre building that frames the entire north side of the street. The demolition of the four buildings will not have an adverse impact on the City's heritage resources since the buildings have very limited design value and the proposed development could provide an equal contribution to the context of the street.

8.2 Impacts of Proposed New Development on Adjacent Heritage Resources

The assessment of impacts of the proposed development on adjacent heritage resources has been guided by the criteria in the Ministry's *InfoSheet #5 Heritage Impact Assessment and Conservation Plans*. The adjacent property to the east at 835 Richmond Street is designated under Part IV of the Heritage Act and the adjacent properties at 189 College Avenue and 200 and 204 St. James Street are listed in the City's Heritage Building Inventory.

The proposed development of the subject property will not result in the destruction or alteration of any of the adjacent properties. A shadow study was completed and is included in this report as Appendix A. The proposed new building is located to the north of the adjacent properties at 200 and 204 St. James Street and as such there will be no shadow impacts on these properties (See plates 16 & 17). Similarly, the property at 189 College Avenue (Plate 14) is located directly to the west of the proposed new building. There will be some shadowing in the early morning; however it would not be significant enough to

negatively impact the heritage attributes of the building. The property at 835 Richmond Street (Plate 15) is to the east of the subject building and there will be some shadowing in the mid and late afternoon. However, the shadows will be on the rear part of the property, which is mainly used as a parking lot, and the impact of these shadows on the heritage attributes of the building would be minimal, if any.

The proposed development of the subject property will not result in the isolation of any adjacent properties from their context or relationship with the surrounding neighbourhood. The proposed development also will not result in the obstruction of significant views or vistas related to the adjacent heritage resources. The new building is proposed to be setback from the street slightly more than the setback of the adjacent property at 189 College Avenue and thus there will be no impact on the visibility of this property along College Avenue. The proposed development will not result in obstructed views on Richmond Street or St. James Street. The new building will be taller than the buildings on St. James Street and will be visible to the rear of these properties; however, given the height of 6 stories, the new building will not result in a significantly different view to the rear of these properties than does the existing Mount Hope Centre building which is currently in view of the properties on St. James Street (See plates 12 & 13).

9.0 Assessment of Development Alternatives

The following have been identified as a range of options for conservation measures or alternatives to the potential impacts identified in previous sections. All of these options have been considered with respect to their feasibility.

1. Do Nothing

This alternative would retain the existing buildings at 193, 195, 197 & 199 College Avenue and there would be no redevelopment of the property. There is little justification for this alternative given the modest cultural heritage significance of the properties. However, if this option were to be adopted conservation plan for the buildings should be completed to ensure their long-term preservation.

2. Retain Existing Buildings Through Integration

Some structures can effectively be integrated into a new design for adaptive re-use or continued/expanded use. It may be possible to integrate both 193 & 195 College Avenue, but there would be a number of logistical, economical and aesthetic challenges. However, both properties would require significant maintenance and repair work that would have to be considered in addition to the work required to integrate them with the proposed structure. Retention of either one of the existing structures would significantly reduce the development potential of the property's developable area. This option is not recommended.

3. Redevelopment of all Four Properties

This option would allow for the development currently proposed for the site, and would result in the removal of all four existing buildings. However, the demolition of the four buildings will not have an adverse impact on the City's heritage resources since the buildings have very limited design value and the proposed development could provide an equal contribution to the context of the street. This option is supported by the findings of this heritage impact analysis.

If this option is approved it is recommended that documentation of the buildings be completed and provided to the City.

10.0 Mitigation

The following mitigation measures have been identified in order to assist with the various development alternatives explored in the previous section. The mitigation measures are as follows:

Alternative 1 (Do Nothing):

- A maintenance plan / conservation plan would be required in order to ensure the proper maintenance and upkeep of the various buildings and structures.

Alternative 2 (Retain Existing Buildings Through Integration):

- A maintenance plan / conservation plan would be required.
- Site interpretation and commemoration required for buildings to be retained and integrated into the Plan of Subdivision.
- Future use / adaptive re-use of buildings is encouraged.

Alternative 3 (Redevelopment of all Four Properties):

- Commemoration of the history of these four properties on College Avenue would be required.

11.0 Conclusions

The purpose of this Heritage Impact Assessment is to assess two sets of potential impacts:

- 1) The impact of the proposed demolition of 193, 195, 197 and 199 College Ave. to facilitate the proposed development; 193 & 195 are listed on the Heritage Building Inventory as 'Priority 3' Buildings
- 2) The impact of the proposed development at 193-199 College Ave on adjacent properties, some of which are also listed on the Heritage Building Inventory.

The four buildings on the subject property demonstrate very modest heritage value. They have very modest design value as representative examples of late 19th century building styles. However, none of them are strong candidates for designation under Part IV of the Ontario Heritage Act. Their primary value is related to the contribution they make to the context of the street. The removal of these four structures can be supported and would not adversely impact the City's cultural heritage resources. The proposed development of the property has been assessed and there are no anticipated adverse impacts on adjacent heritage resources.

Heritage Impact Assessment
193-199 College Avenue
London ON

Respectfully submitted,



Dan Currie, MA, MCIP, RPP, CAHP
Partner
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Appendix A- Shadow Study

York Developments
Residential Development Proposal
193-199 College Avenue

Summary of Shadow Assessment (Zedd Architecture)



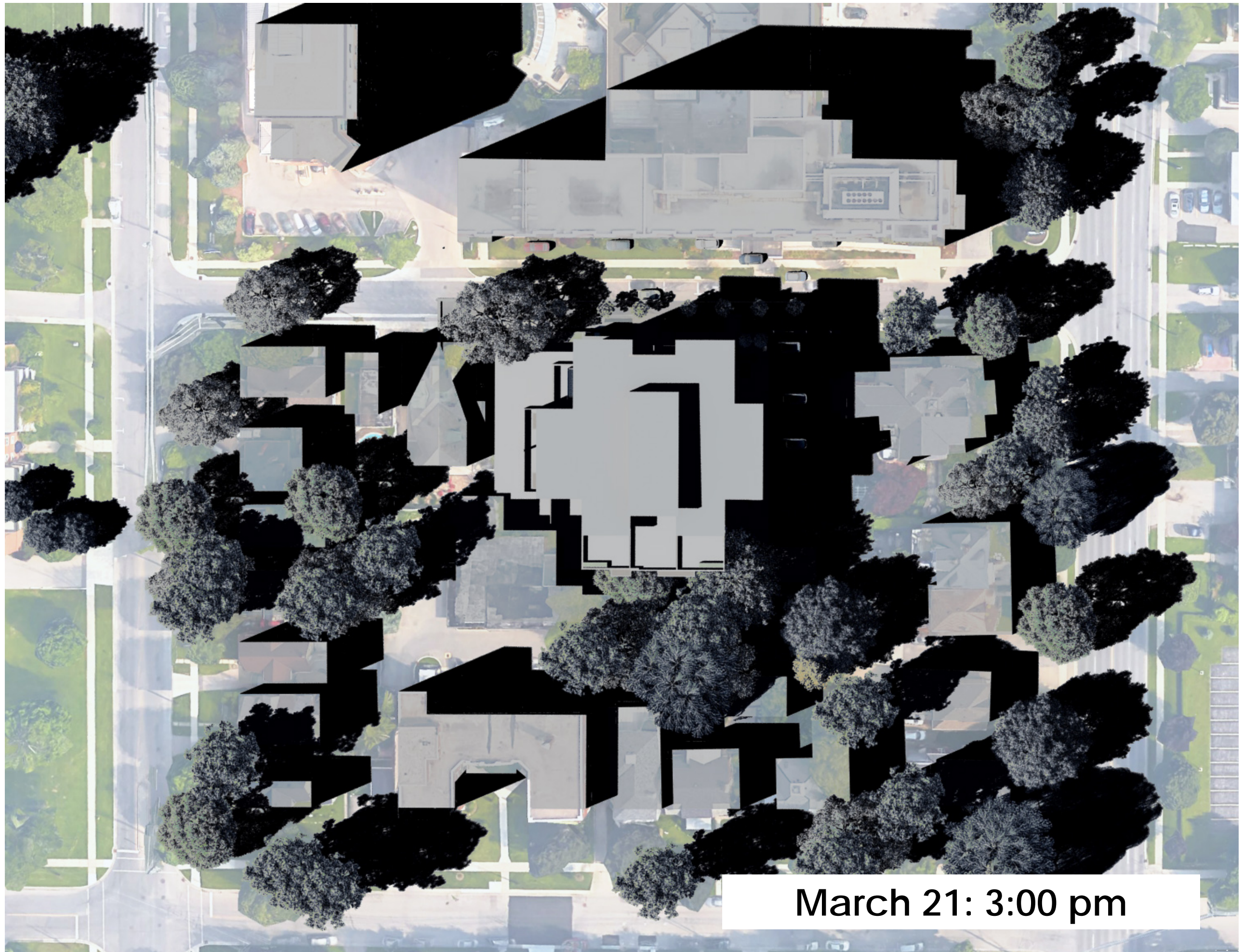
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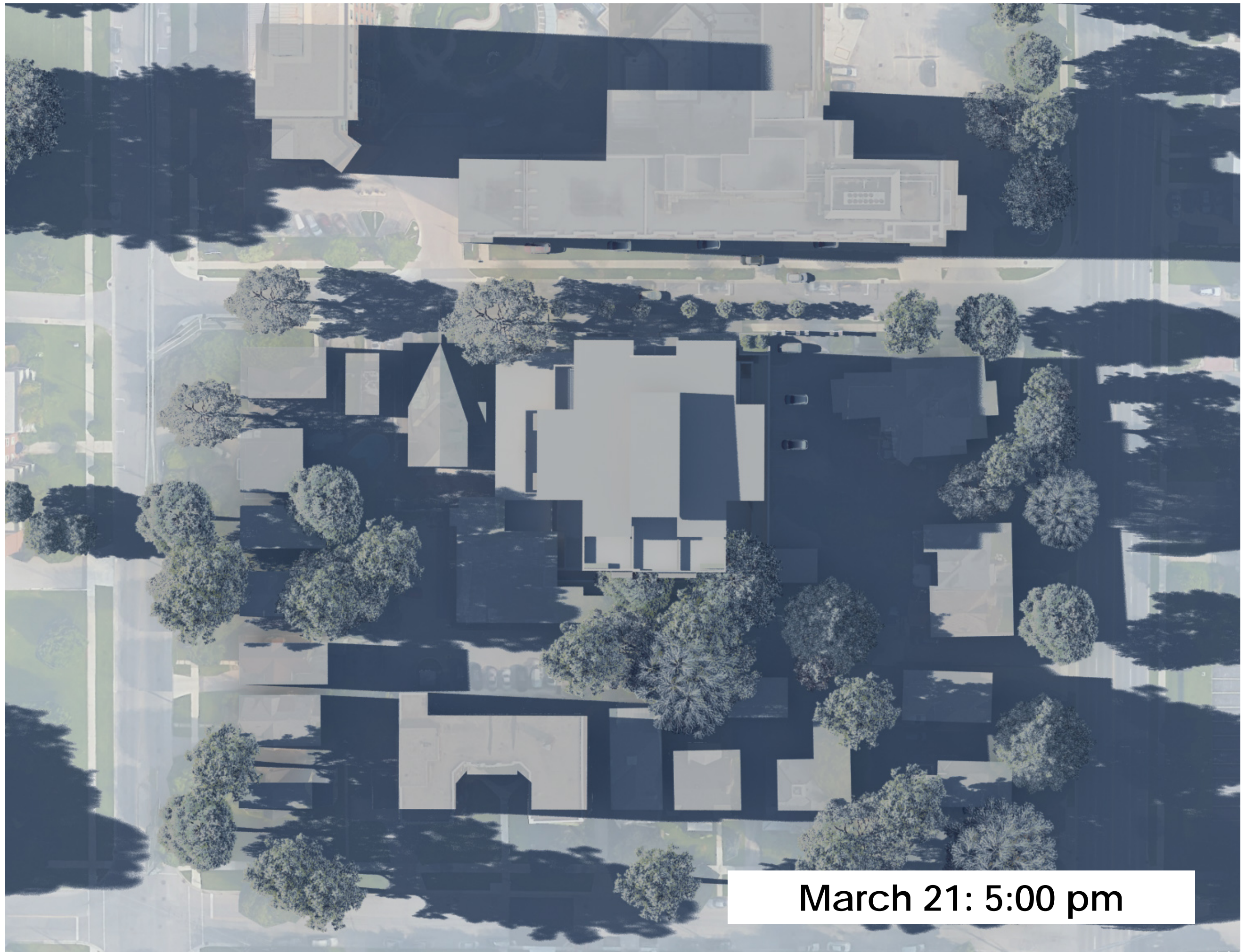
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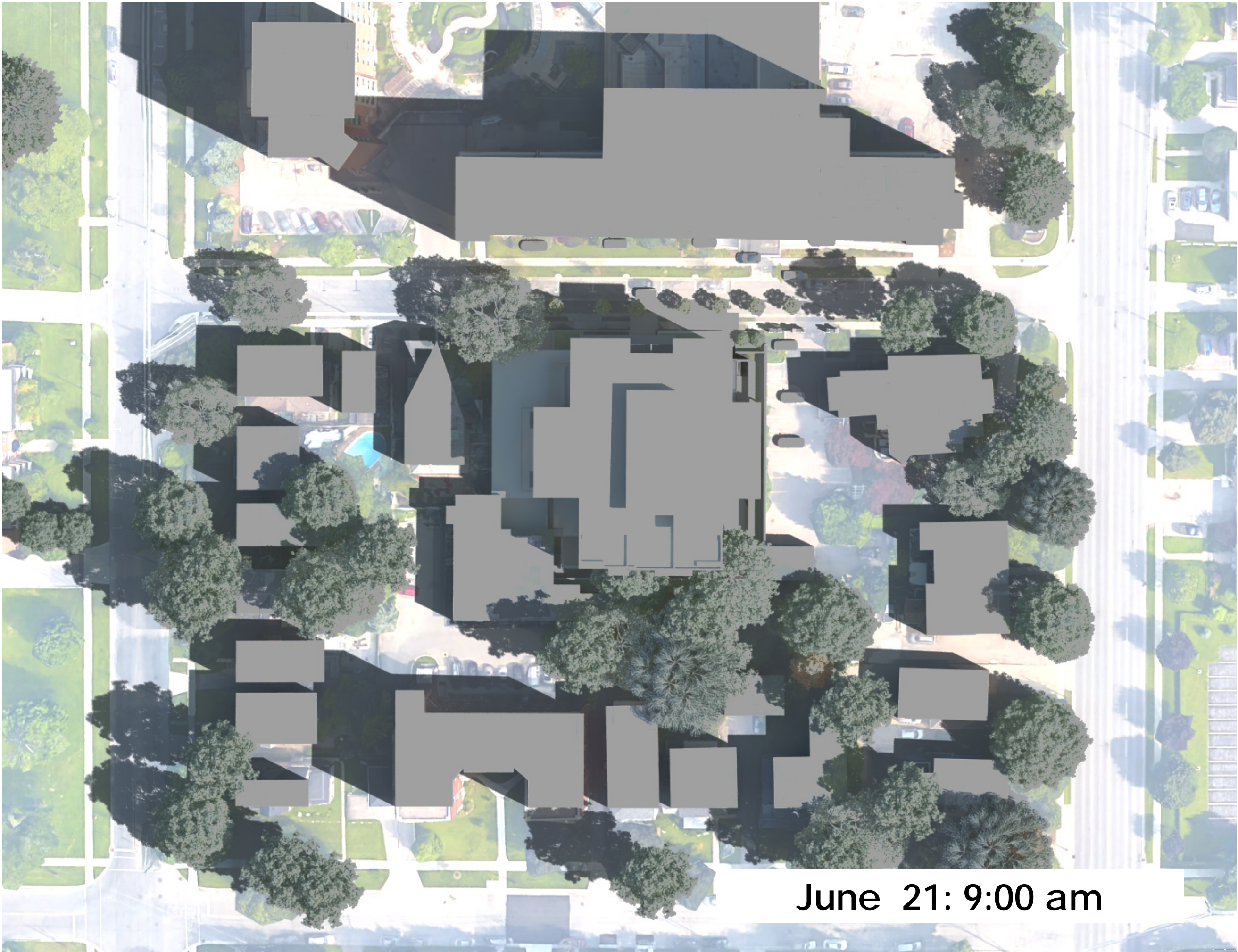
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March 21: 5:00 pm



June 21: 9:00 am



June 21: 12:00 pm



June 21: 3:00 pm



June 21: 5:00 pm



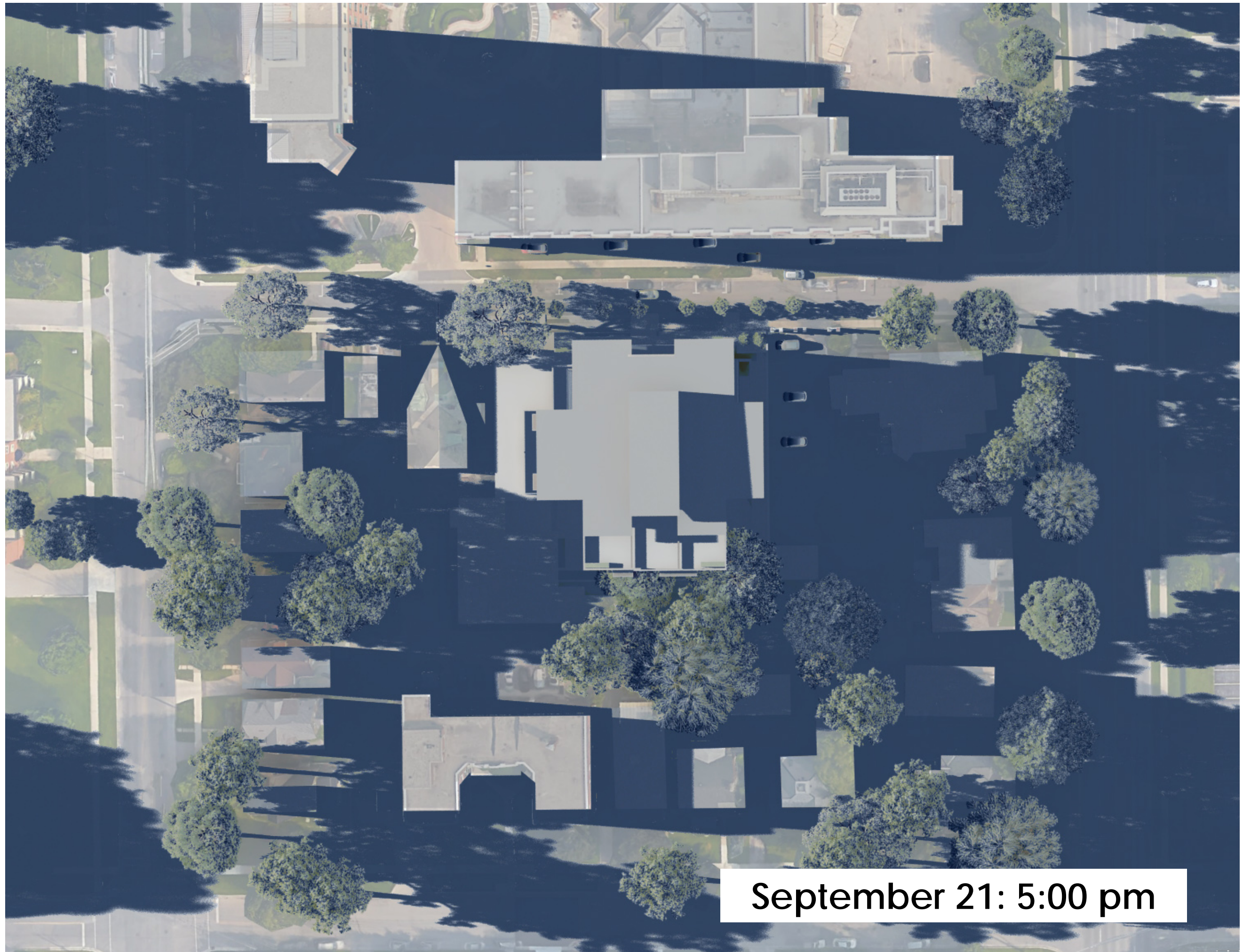
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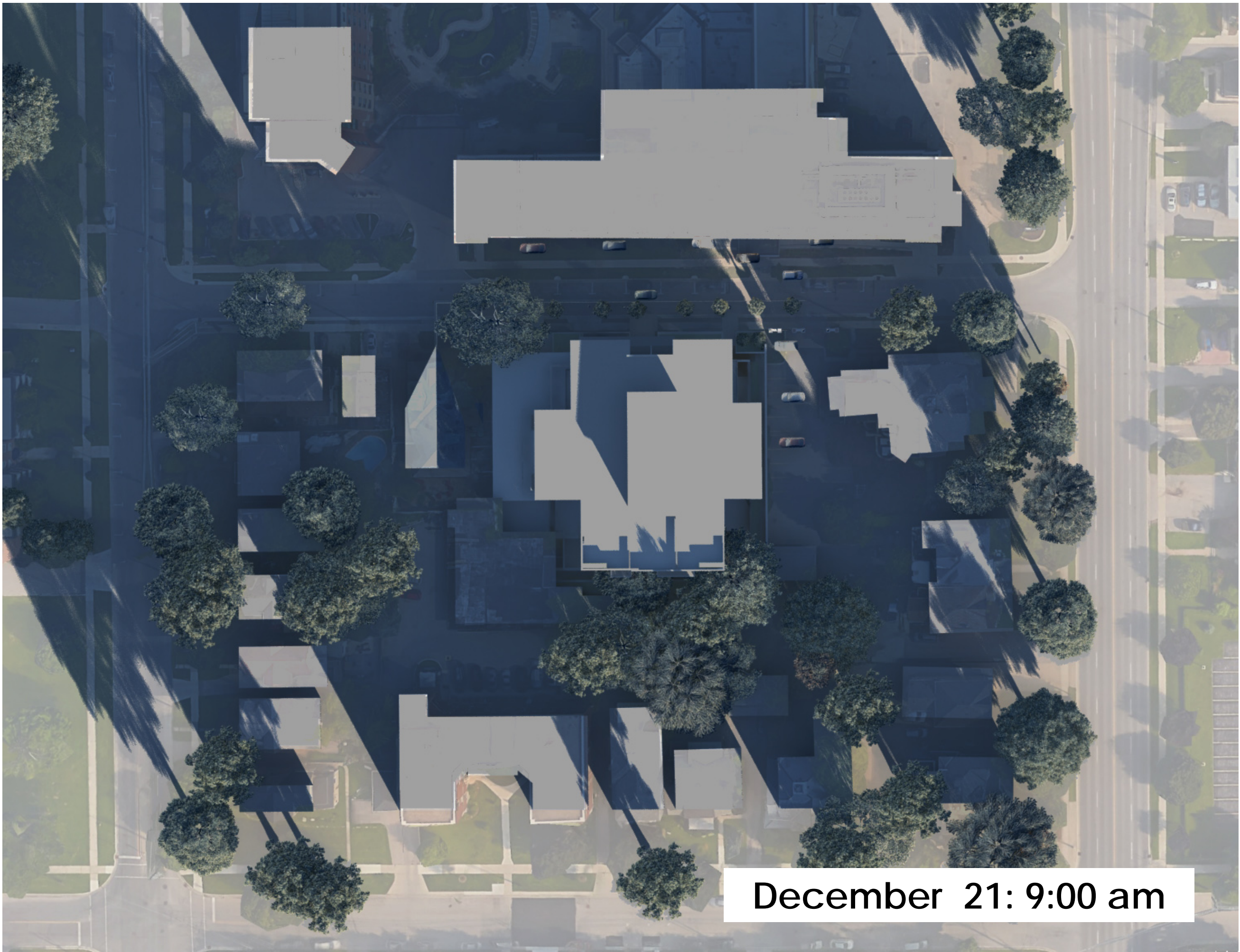
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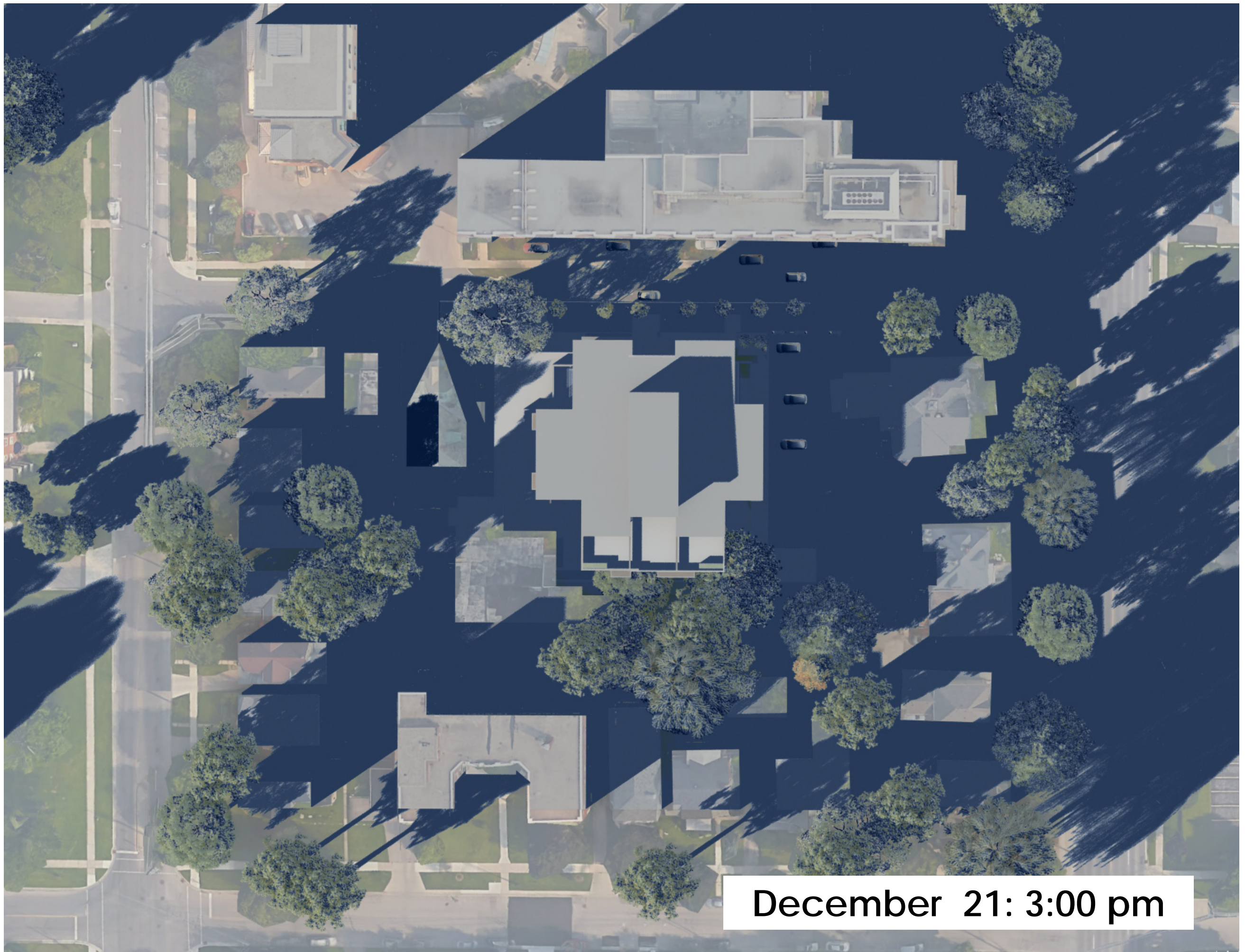
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