

Heritage Impact Statement

515 Richmond Street

Old Oak Properties



August 2016



ZELINKA PRIAMO LTD
A Professional Planning Practice

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SECTION 1 - INTRODUCTION

On behalf of Old Oak Properties, Zelinka Priamo Ltd. has applied for a Zoning By-law Amendment for a proposed high-rise apartment development at 515 Richmond Street.

A Heritage Impact Statement is required given the subject lands' are proximity to the West Woodfield Heritage Conservation District and listed priority 1 non-designated properties.

SECTION 2 – SITE DETAILS

2.1 The Subject Lands

The subject lands are located at the northwest corner of Richmond Street and Dufferin Avenue at the northerly limit of London's downtown core, (Figure 1). The irregularly shaped lands have a total area of 0.957ha (2.36ac), with a frontage of approximately 73m (240ft) on Richmond Street, a frontage of approximately 105m (345ft) on Dufferin Avenue, and combined frontage of approximately 44m (144ft) on Kent Street.

Figure 1



2.2 Site History

The subject lands were once the home of several different mixed use buildings. Fire insurance plans show a range of uses on the lands from 1888 -1926. Some of the uses include a hotel, garage, livery, tin smith, residential units and various retail uses (Appendix 1).

In the 1920's a number of structures on the subject lands were removed and the London Motor Products Limited operated a car dealership on the lands until the 1950's (Appendix 2).

Today, the subject site consists of a one-storey retail plaza along Richmond Street, an eight-storey office building along Dufferin Avenue and a three-storey accessory parking structure that extends from Dufferin Avenue to Kent Street.

The subject site is not a listed or designated heritage property.

SECTION 3 – ADJACENT DESIGNATED UNDER PART V OF THE ONTARIO HERITAGE ACT PROPERTIES

The subject lands are adjacent to West Woodfield Conservation District, designated under Part V of the Ontario Heritage Act (Figure 2).

3.1 West Woodfield Heritage Conservation District

The properties east of the subject lands are located within the West Woodfield Heritage Conservation District designated under Part V Ontario Heritage Act (OHA). This area was incorporated into the City of London in 1840, and became an area of the City's leading merchants, manufacturers and professionals. The area has a large number of architectural styles and influences that are consistent with the popular styles of the period, including Queen Anne, Edwardian, and Italianate styles. The Woodfield Heritage Conservation District also includes a large number of institutional use buildings which are some of the best recognized landmarks throughout the district. St. Peter's Basilica is located directly adjacent to the subject site and is a culturally and socially significant feature of the district. St. Peter's is also known for the most significant use of stone within the Woodfield Heritage Conservation District.

Figure 2: West Woodfield Heritage Conservation District Plan, Heritage Conservation Boundary.

* Boundaries are approximate.



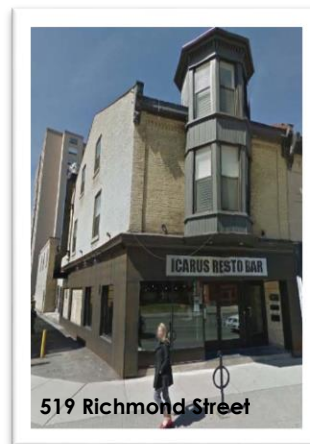
SECTION 4 – ADJACENT NON-DESIGNATED PROPERTIES

The subject lands are adjacent to six non-designated properties listed on the City of London's Inventory of Heritage Resources (Figure 2).

The past uses for these properties along Richmond Street were mainly retail with residential apartments on the upper floors. Fire insurance plans show several different uses on the lands from 1888 -1926, which include grocery store, bakery, plumber, furniture store, and a printer. The property on Kent Street was always a residential use. (Appendix 1).

4.1 519 Richmond Street, c.1876

This property is a mixed use building, in the Italianate style, but is very different from the buildings to the north as it does not consist of the traditional commercial façade. Some of the notable features include the tower, the brick details on the upper facade and the large brackets under the eaves.



4.2 521/523 Richmond Street, c. 1875

This building is an example of the Italianate style that consists of the traditional commercial façade which has been altered at the street level. It consists of an upper masonry façade with regularly spaced windows and a detailed cornice that caps the building. The



traditional retail storefront at the street level has been altered. Other notable features include the upper level segmentally round window openings, the brick details on the facade and large brackets under the eaves.

4.3 525 Richmond Street, c.1875

This building is also an Italianate style building with traditional commercial façade that



has also been altered at the street level. It consists of an upper masonry façade with regularly spaced windows and a detailed cornice that caps the building. The street level is still a retail use but most of the traditional storefront features have been removed. Other notable features include the upper level segmentally arched window openings, and large brackets under the eaves and the quoin details.



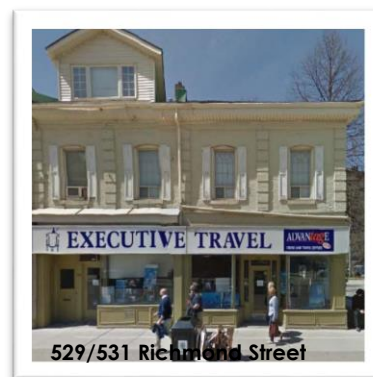
4.4 527 Richmond Street, c.1875

This building is similar to 525 Richmond Street. It is an Italianate style building with a traditional commercial façade that has been altered from the traditional storefront at the street level. It consists of an upper masonry façade with regularly spaced windows and a detailed cornice that caps the building. Other notable features include the upper level segmentally arched window openings, and large brackets under the eaves and the quoin details.

4.5 529/531 Richmond Street, c.1875

This section of the streetscape is also the Italianate style and is a good example of the traditional commercial façade.

Both buildings have most of the traditional street level storefront with a door with full glass and large display windows, an upper masonry façade with regularly spaced windows, and a modest cornice that caps the building. Other notable features include the upper level segmentally arched window openings, and the quoin details.



4.6 177 Kent Street, c.1860

The yellow brick two storey house is a good example of the Georgian style. It has many Georgian features including symmetrical elevation, simple cornices, dentils under the eaves, and sidelights around the centre entry front door.

SECTION 5 – POLICY REVIEW

5.1 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:

“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

5.2 City of London Official Plan

Section 13 provides policies regarding the cultural heritage value of properties in London. The subject lands are adjacent to protected heritage properties 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."

5.3 West Woodfield Heritage Conservation District Plan – Adjacent Areas

Section 4.6 of the West Woodfield Heritage Conservation District Plan contains the following policy for areas adjacent to the district:

"A Heritage Impact Analysis, in accordance with the policies of the City of London may be required for any redevelopment proposals within or adjacent to the heritage Conservation District. The City of London Official Plan identifies adjacent lands as those lands that are contiguous and lands that are directly opposite a protected heritage property, separated only by a laneway or municipal road."

5.4 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 and provides a list of possible negative impacts on a cultural heritage resource. These include, but are not limited to, the following impacts:

1. Destruction of any, part of any, significant heritage attributes or features;
2. Alteration that is not sympathetic, or is incompatible with the historic fabric and appearance;

3. Shadows created that alter the appearance of a heritage attribute or change the viability of a natural feature or plantings, such as a garden;
4. Isolation of a heritage attribute from its surrounding environment, context or a significant relationship;
5. Direct or indirect obstruction of significant views or vistas within, from, or of built and natural features;
6. A change in land use where the change in use negates the property's cultural heritage value; and
7. Land disturbances, such as change in grade that alters soils and drainage patterns that adversely affect cultural heritage resources.

SECTION 6 – PROPOSED DEVELOPMENT

The development proposal seeks the demolition of 1,205m² (12,977ft²) of the northerly portion of the retail plaza along Richmond Street and the construction of a new, 32-storey apartment building in its place (Appendix 3). A total of 175 units are proposed within the building.

SECTION 7 – ANALYSIS AND MITIGATION

7.1 Provincial Policy Statement 2014 (PPS)

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

7.2 City of London Official Plan

The proposed development will be sensitive to the characteristics of the adjacent protected heritage properties and will retain their heritage values, attributes and integrity. The proposed building is on the west side of Richmond Street and will not alter, isolate or obstruct the heritage attributes of St. Peter's Basilica. The existing built form, setbacks, massing, and architectural elements that contribute to the heritage character of the adjacent protected heritage properties will be conserved.

7.3 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	Assessment
Destruction of any, part of any, significant heritage attributes or features;	No negative impact. The subject site is not a listed or designated heritage property and the proposal will not change or alter the historic attributes of the adjacent protected and listed non –designated heritage properties.
Alteration that is not sympathetic, or is incompatible, with the historic fabric and appearance;	No negative impact. The subject site is not a listed or designated heritage property. The setback of the proposed building is consistent with the existing building. The neighbouring streetscape along Richmond Street,

	specifically the building at 519 Richmond Street, will still be viewed as it is now. Please refer to Appendix 4.
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 negative impact. Please refer to Section 6.4 for the shadow study prepared by SRM Architects.
Isolation of a heritage attribute from its surrounding environment, context or a significant relationship;	No negative impact. The subject site is not a listed or designated heritage property. The proposal does not isolate heritage attributes of the adjacent protected and listed non –designated heritage properties.
Direct or indirect obstruction of significant views or vistas within, from, or of built and natural features;	No negative impact. The proposal is located on the west side of Richmond Street and will have no impact on any significant views of West Woodfield Conservation District, specifically St. Peter's Basilica. The proposal will not block or have an impact on significant views of the neighbouring heritage properties. The setback of the proposed building will be consistent with the current building. Please refer to Appendix 4.
A change in land use where the change in use negates the property's cultural heritage value;	No negative impact. Historically the area has been mixed uses and the proposed residential use is in-keeping with the uses of the adjacent protected and listed non –designated heritage properties.
Land disturbances such as change in grade that alters soils, and drainage patterns that adversely affect cultural heritage resources.	No negative impact.

7.4 Shadow Study

The shadow study, prepared by SRM Architects, shows anticipated shadow effects of the proposed building on the surrounding lands (Appendix 5). Although the proposed development will cast shadows on adjacent properties, the majority of shadowing falls on low-rise commercial uses to the north, Richmond Street and adjacent institutional uses, minimizing the effects of shadowing in the area.

During the spring and fall equinoxes (March 20, and September 23) shadow impacts on adjacent buildings from the proposed 32-storey apartment building are as follows:

- 10AM: Minor shadowing is present on 155 Kent Street (portions of south and east elevations).
- 12PM: Shadowing on the rear of the low-rise commercial buildings to the north (front elevations in full sun)
- 2pm: Shadows cover nearly all of the adjacent commercial facades to the north and extend to approximately the east side of Richmond Street.

- 4pm: Shadowing is present on the south façade of 533 Clarence Street (St. Peter's Auditorium building), and a portion of the northerly end of St. Peter's Cathedral Basilica.
- 6pm: Shadows fall on St. Peter's Cathedral Basilica, however, it is noted that nearly the entire block is in shadow generated from two other high-rise buildings on the west side of Richmond Street (150 Dufferin Avenue and 155 Kent Street).

Overall, the only shadowing impacts on residential uses during the equinox months are minor shadowing in the morning on portions of 155 Kent Street.

During the winter months, shadowing is more pronounced due to the decreased angle of the sun. Shadow impacts during the winter solstice are as follows:

- 10am: Shadowing on the east elevation of 155 Kent Street, and south and east elevations of portions of 170 Kent Street.
- 12pm: Shadowing on rear portions of commercial uses along west side of Richmond Street up to Angel Street (front faces remain in full sun)
- 2pm: Shadows cover the adjacent commercial buildings to the north.
- 4pm: Shadows cover 512 Richmond Street (adjacent to the north of St. Peter's Basilica)

Summer shadow impacts are limited to minor shadowing of Richmond Street and late afternoon shadowing of St. Peter's Cathedral Basilica. However, given the large number of proximate high-rise buildings, the proposed apartment does not add significant amounts of shadow to the area.

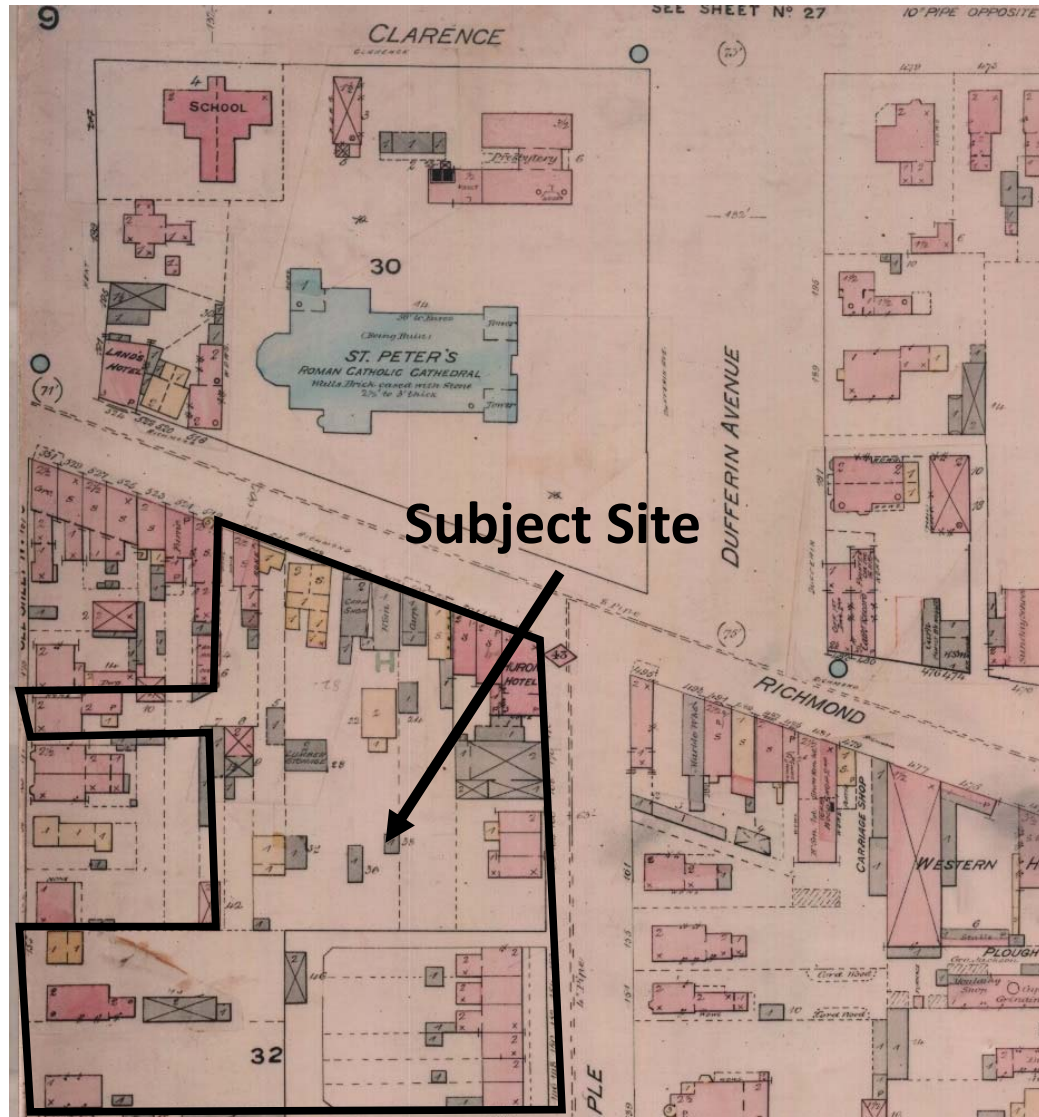
SECTION 8 – CONCLUSION

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 West Woodfield Heritage Conversation District Plan.

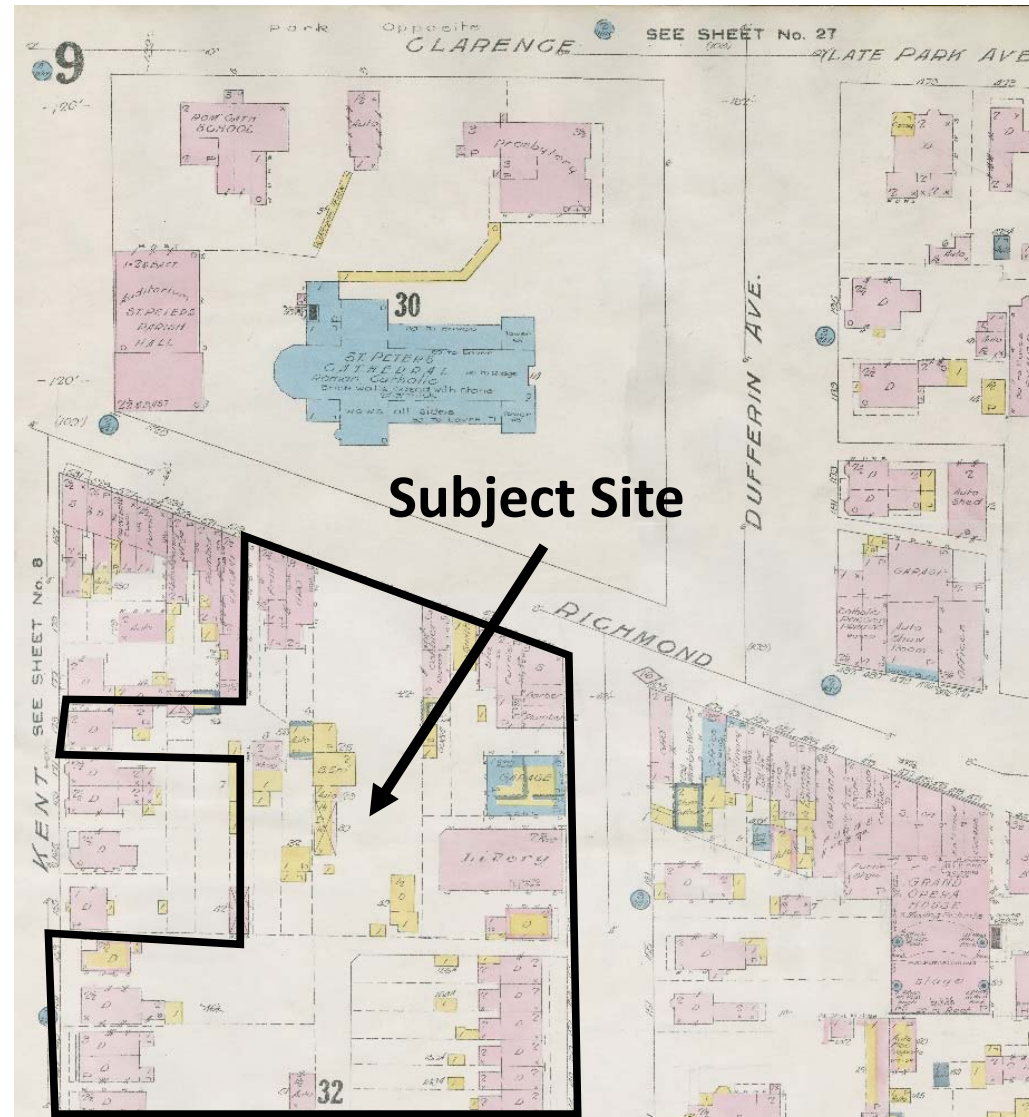
It is our opinion the proposed development will conserve the heritage attributes of the adjacent protected and listed non-designated heritage properties.

Appendix 1- 5

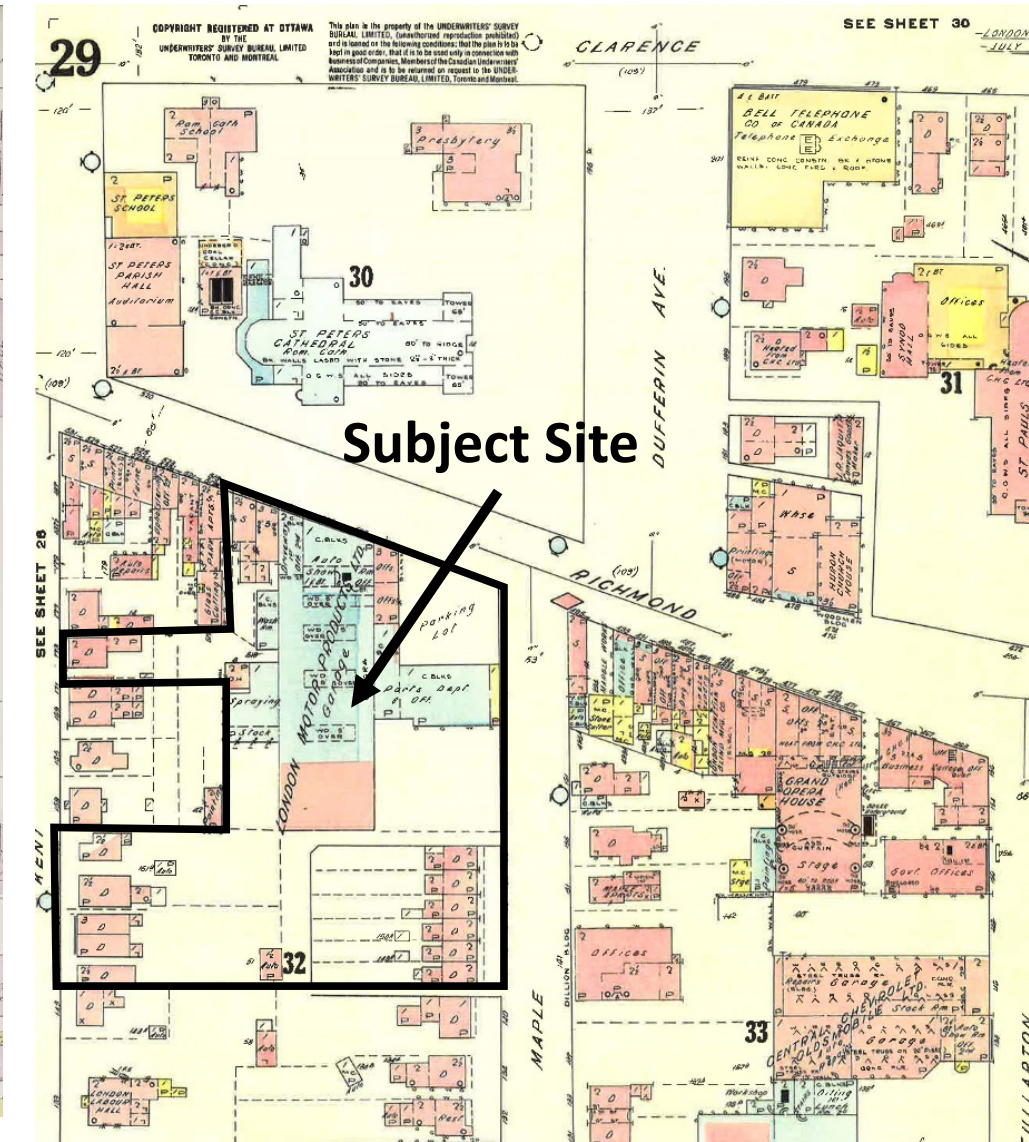
Appendix 1



1881 Rev. 1888 Insurance Plan



1821 Rev. 1922 Insurance Plan



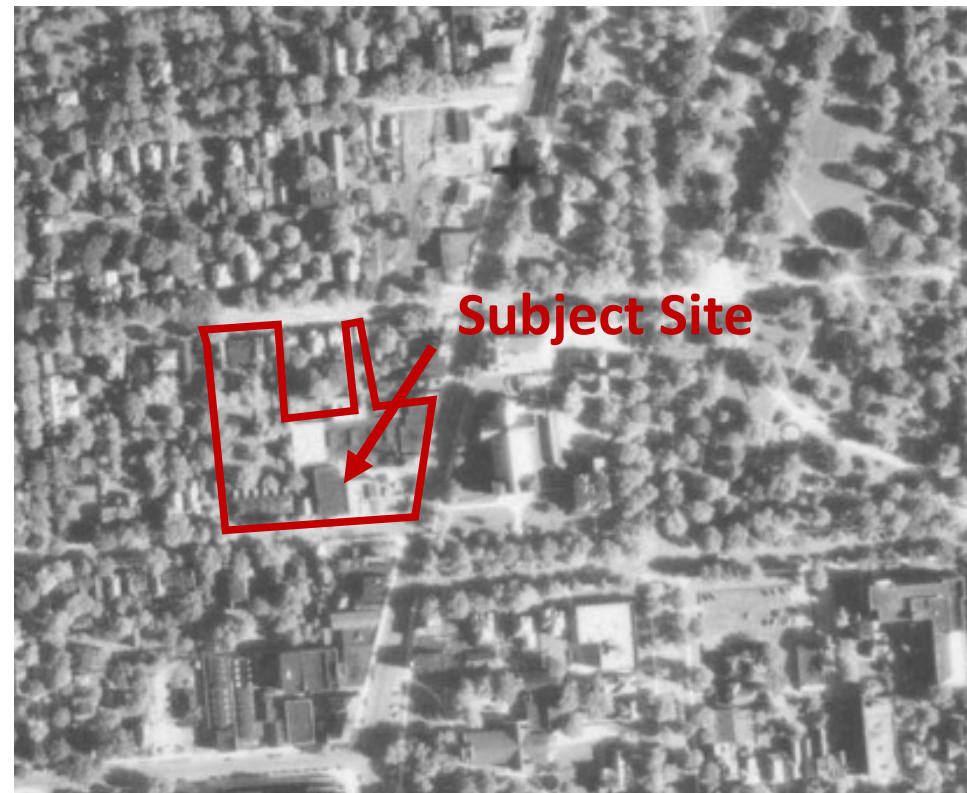
1926 Insurance Plan

Note: Boundaries of Subject Lands are Approximate

Appendix 2



1922 Air Photo



1945 Air Photo

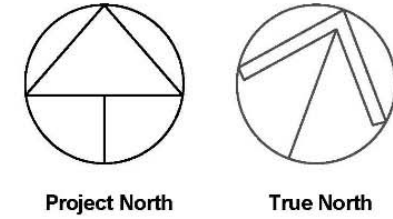


1955 Air Photo

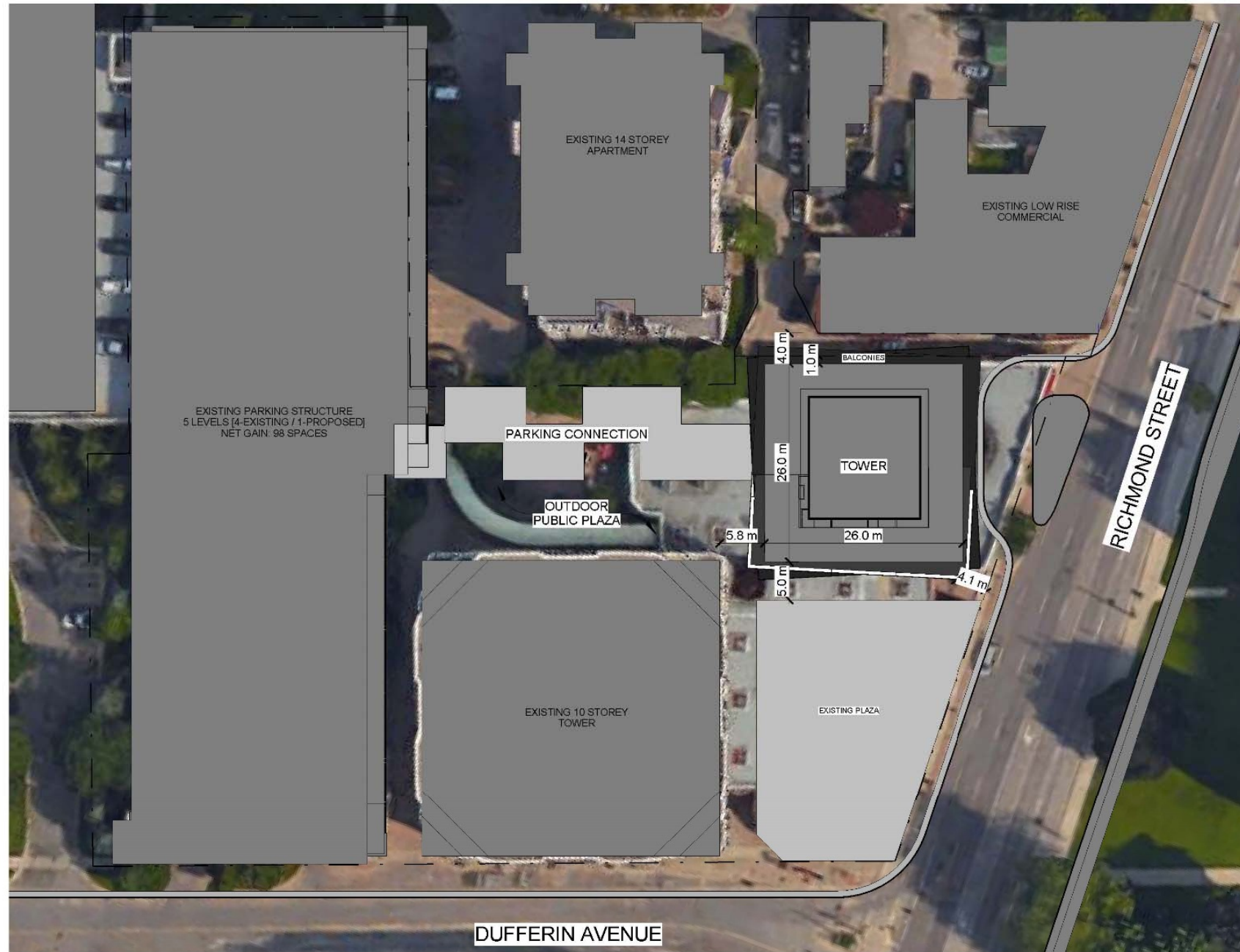
Note: Boundaries of Subject Lands are Approximate

Appendix 3

KENT STREET



PRELIMINARY



SITE DATA		
ZONING BYLAW: Z-1		
DATA	REQUIRED	PROVIDED
ZONING	DA2 - DOWNTOWN AREA ZONE	
GROSS LOT AREA	0.95737 ha (9,573.7m ²)	
TOWER SETBACKS		
FRONT YARD	-	4.0m
SIDE YARD (NORTH)	-	1.0m
SIDE YARD (SOUTH)	-	5.0m
REAR YARD	-	5.8m

DENSITY & BUILDING STATISTICS		
DATA	REQUIRED	PROVIDED
DENSITY	MAX. 250 UNITS / ha 250 x 0.86198ha = 215.5 UNITS	175 UNITS (1 BED - 55 UNITS) (2 BED - 120 UNITS)
BUILDING FOOTPRINT	n/a	966m ² (10,400sf)
TOWER AREA	n/a	678m ² (7,277sf)
GROSS BUILDING AREA	n/a	21,969m ² (236,472sf)
BUILDING COVERAGE	MAX. 95%	-
NUMBER OF STOREYS	n/a	32
BUILDING HEIGHT MAX.	90m	101m

LANDSCAPE INFORMATION		
DATA	REQUIRED	PROVIDED
LANDSCAPE AREA (%)	5% (MIN.)	-
LANDSCAPE AREA	n/a	-

PARKING INFORMATION		
DATA	REQUIRED	PROVIDED
PARKING SPACES	*COORDINATED WITH NEIGHBOURING PARKING STRUCTURE*	
BIKE SPACES	# UNITS x 0.75 = 135.75	136

SITE PLAN RICHMOND & DUFFERIN, LONDON

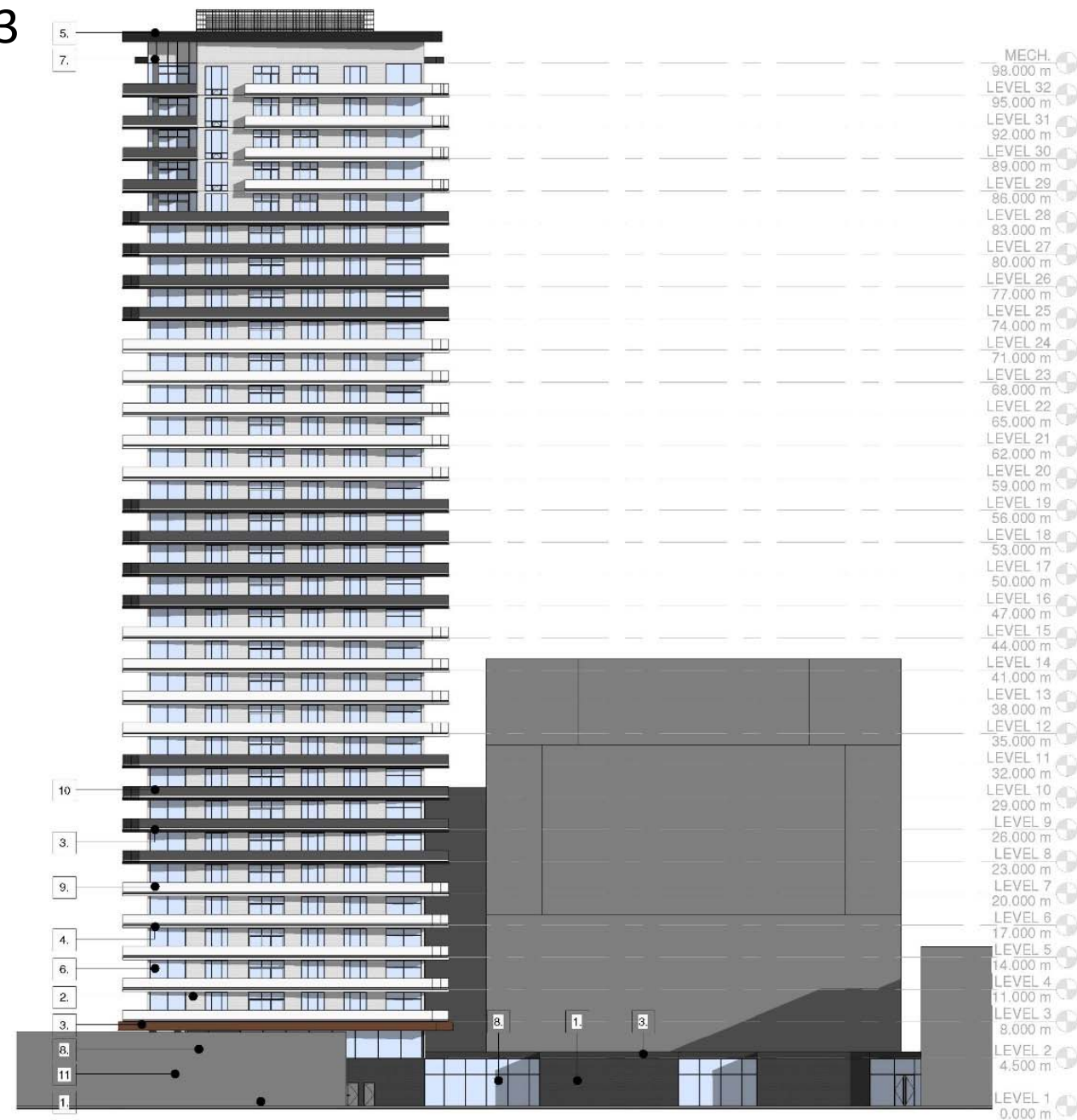
2016-07-08 ISSUED FOR REZONING APPLICATION

1 SITE PLAN
1" = 50'-0"

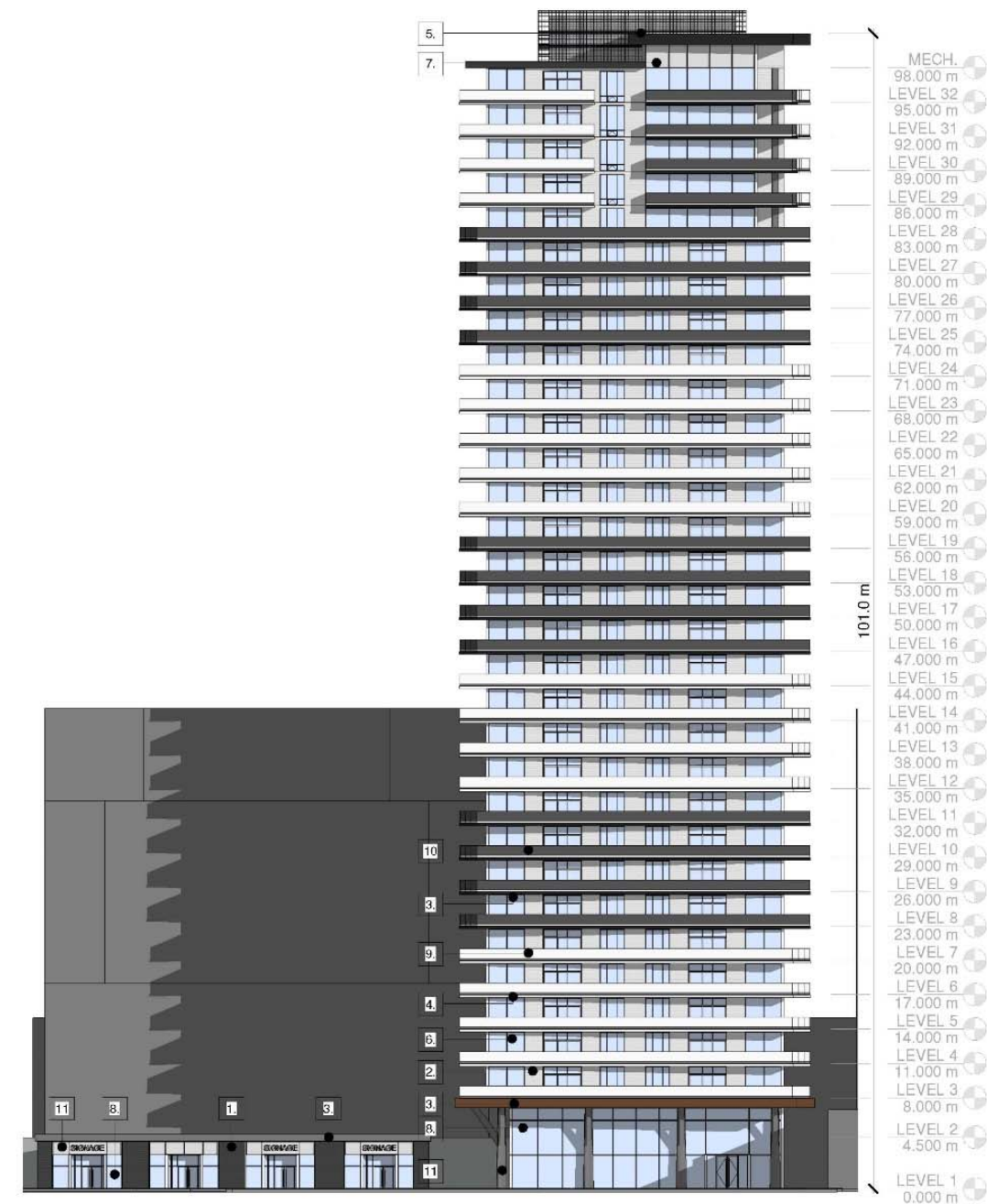
2016-07-08



Appendix 3



1 NORTH ELEVATION
1 : 500



2 EAST ELEVATION
1 : 500

MATERIAL LEGEND

1. Masonry - Black	7. Window Wall Spandrel Glazing
2. Masonry - Off-White	8. Storefront Glazing
3. Composite Metal Panel - Wood Finish	9. Balcony Railing - Clear Glass
4. Composite Metal Panel - Light Grey Finish	10. Balcony Railing - Tinted Smoky Grey
5. Composite Metal Panel - Charcoal Finish	11. Column - Off-White
6. Window Wall Vision Glazing	

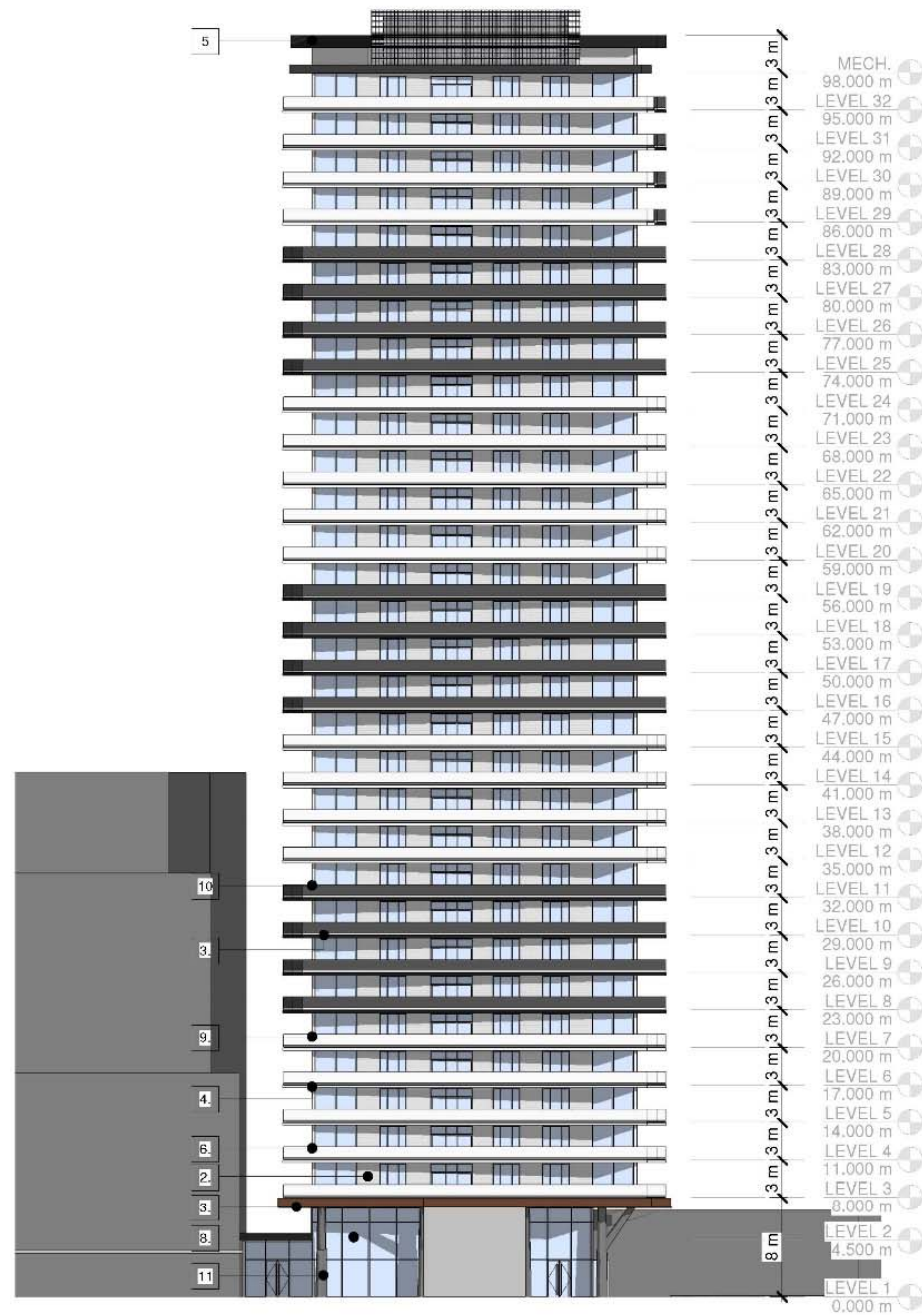
NORTH & EAST ELEVATIONS RICHMOND & DUFFERIN, LONDON

2016-07-08 ISSUED FOR REZONING APPLICATION

2016-06-28



Appendix 3



1 SOUTH ELEVATION
1 : 500



2 WEST ELEVATION
1 : 500

MATERIAL LEGEND			
1.	Masonry - Black	7.	Window Wall Spandrel Glazing
2.	Masonry - Off-White	8.	Storefront Glazing
3.	Composite Metal Panel - Wood Finish	9.	Balcony Railing - Clear Glass
4.	Composite Metal Panel - Light Grey Finish	10.	Balcony Railing - Tinted Smoky Grey
5.	Composite Metal Panel - Charcoal Finish	11.	Column - Off-White
6.	Window Wall Vision Glazing		

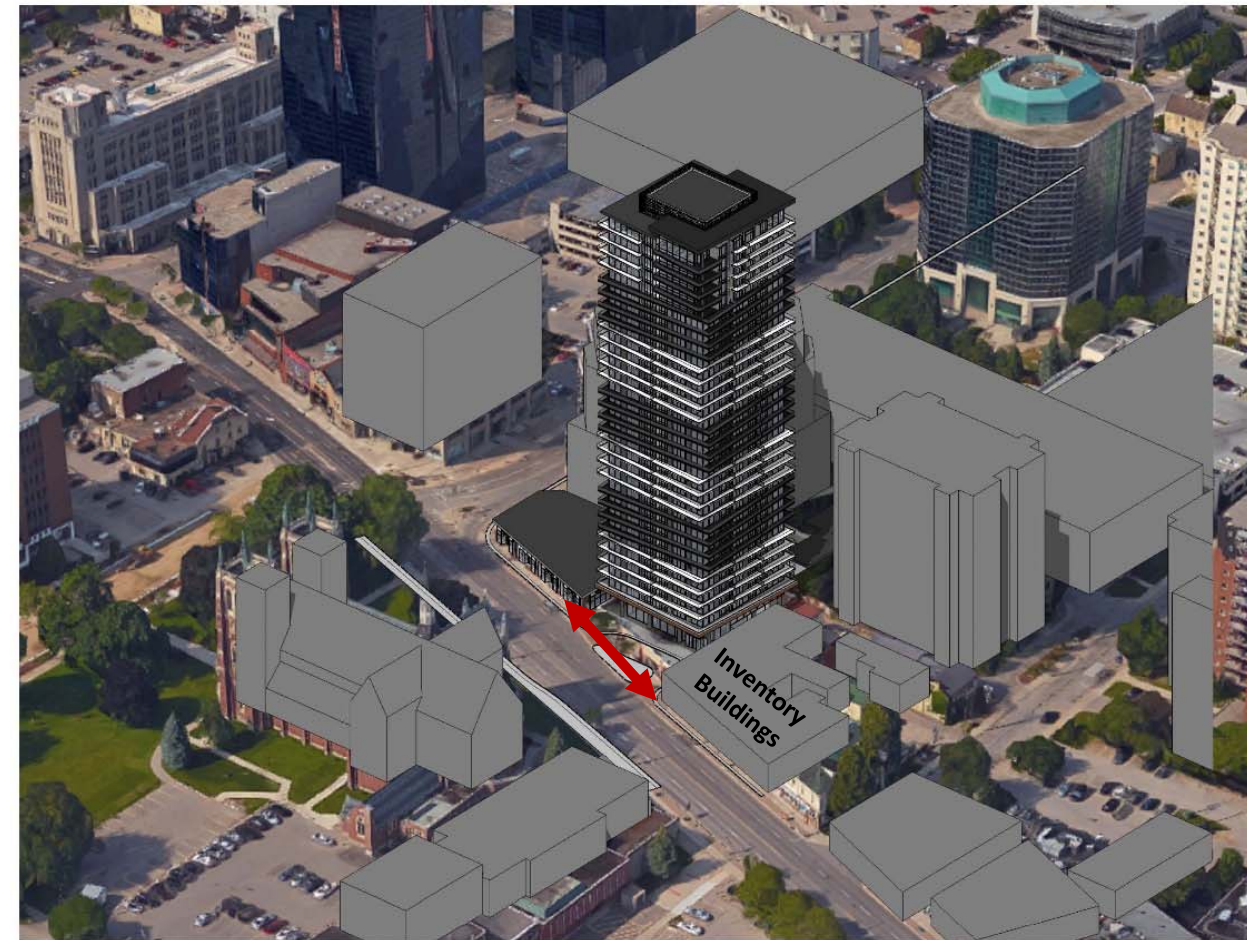
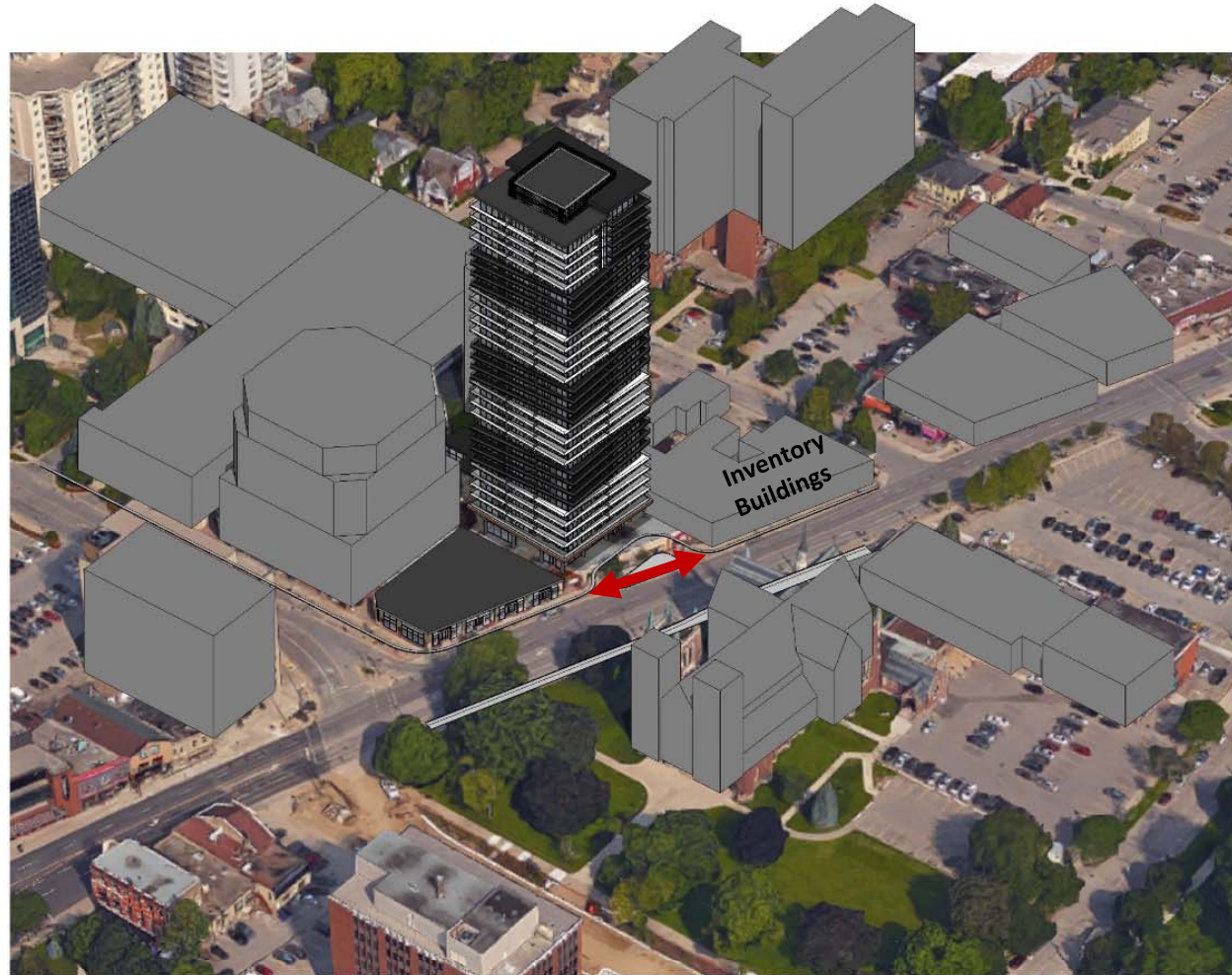
SOUTH & WEST ELEVATION RICHMOND & DUFFERIN, LONDON

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2016-06-28



Appendix 4



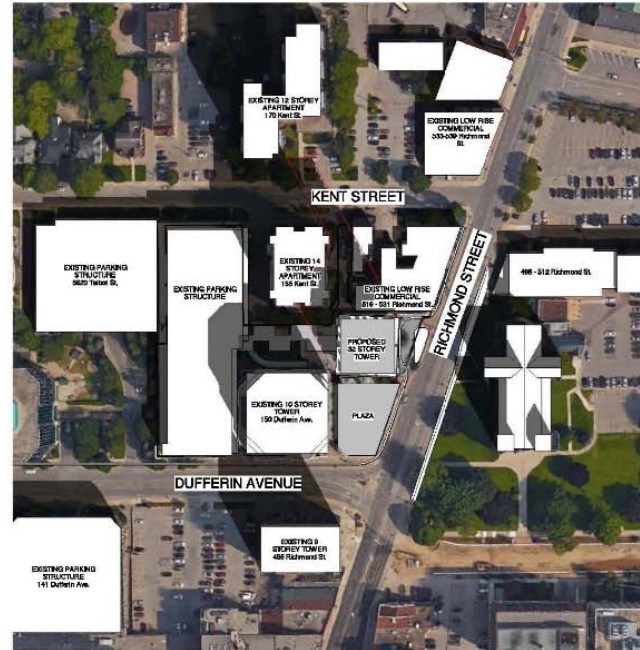
CONTEXT PERSPECTIVES
RICHMOND & DUFFERIN, LONDON

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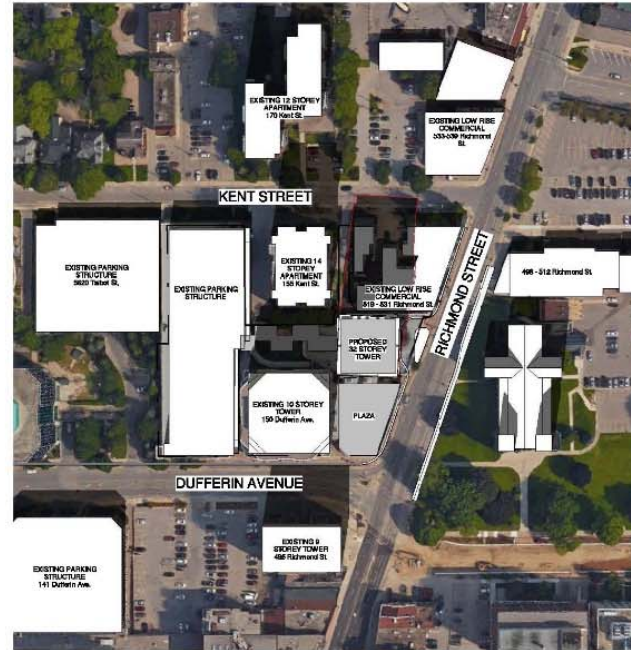
2016-06-30



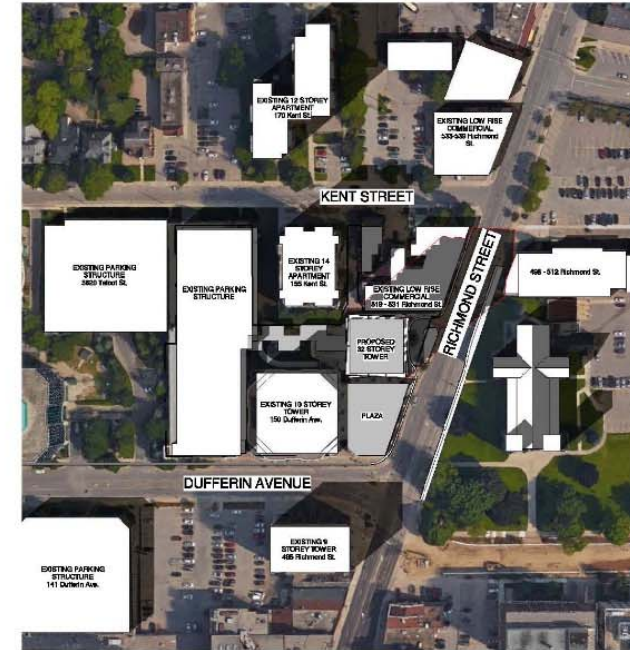
Appendix 5



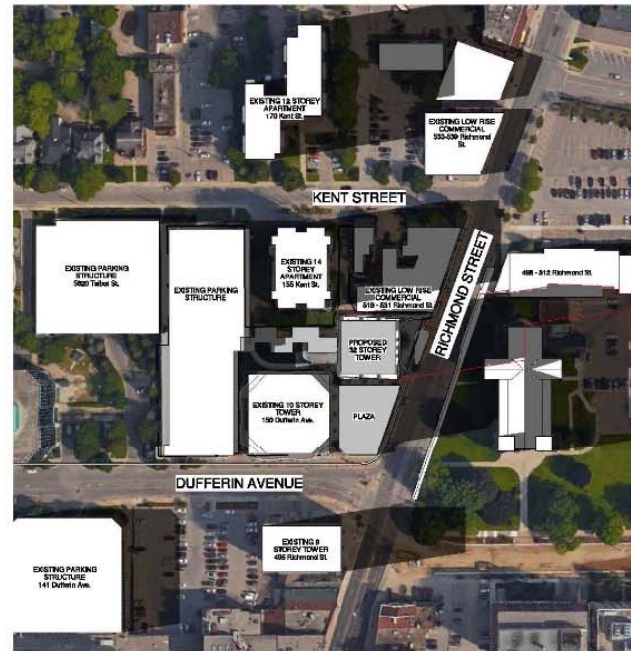
MARCH 20, 10 AM



MARCH 20, 12 PM



MARCH 20, 2 PM



MARCH 20, 4 PM



MARCH 20, 6 PM

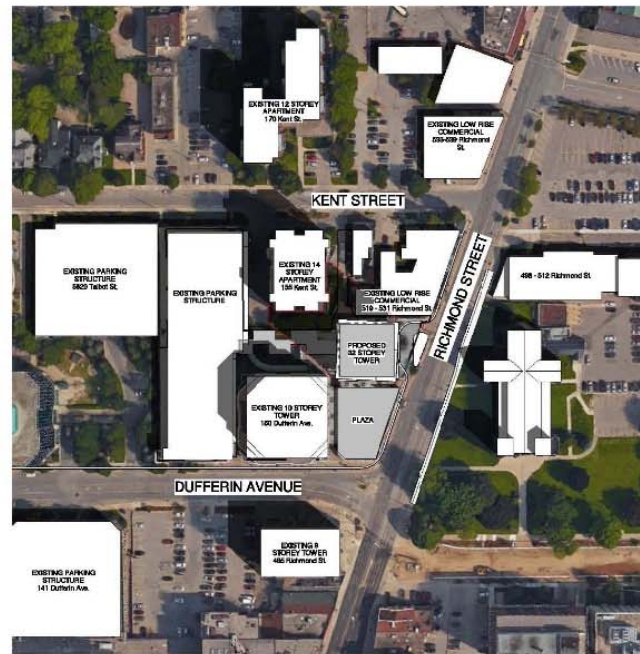
SHADOW STUDY - SPRING EQUINOX RICHMOND & DUFFERIN, LONDON

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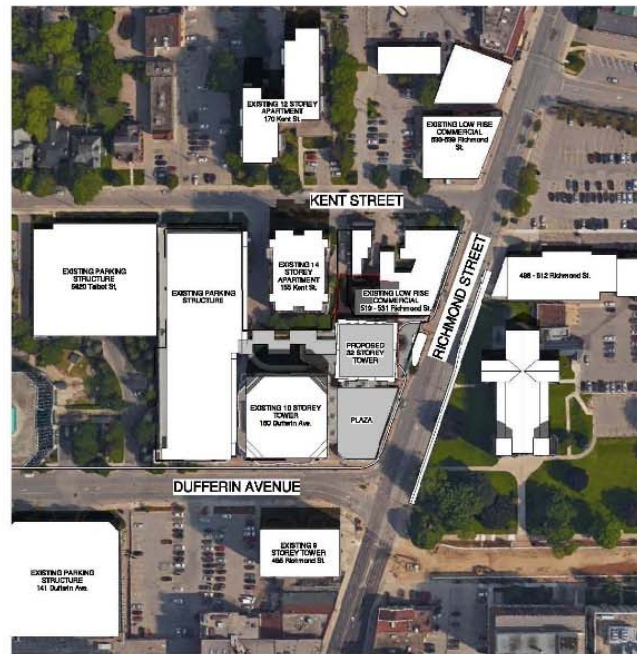
2016-07-05



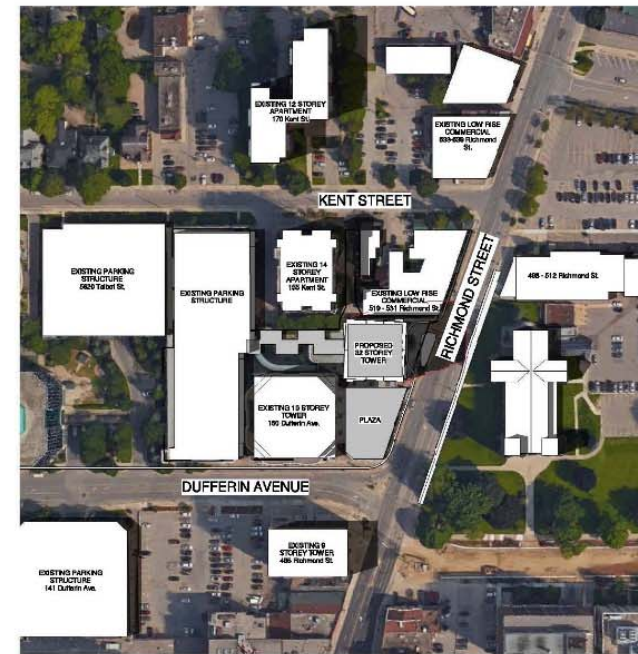
Appendix 5



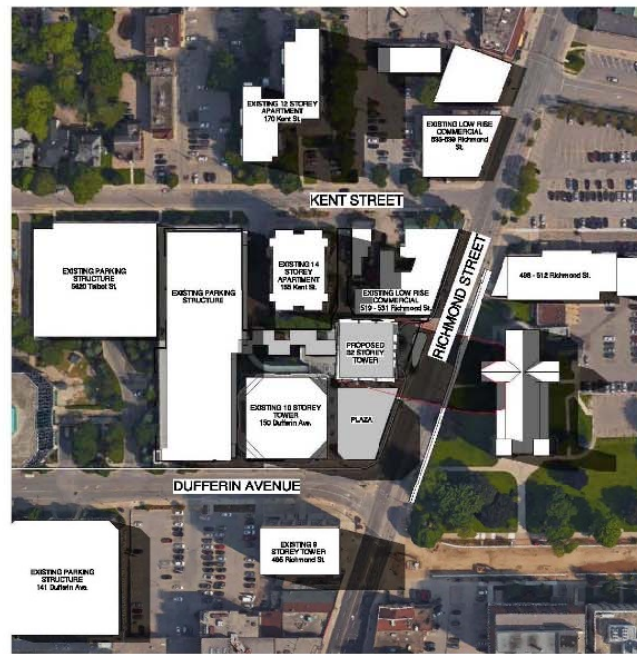
JUNE 21, 10 AM



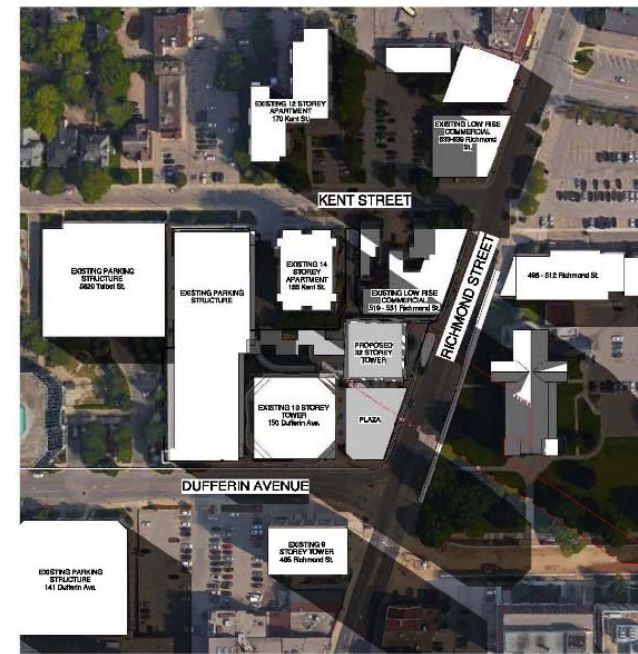
JUNE 21, 12 PM



JUNE 21, 2 PM



JUNE 21, 4 PM



JUNE 21, 6 PM

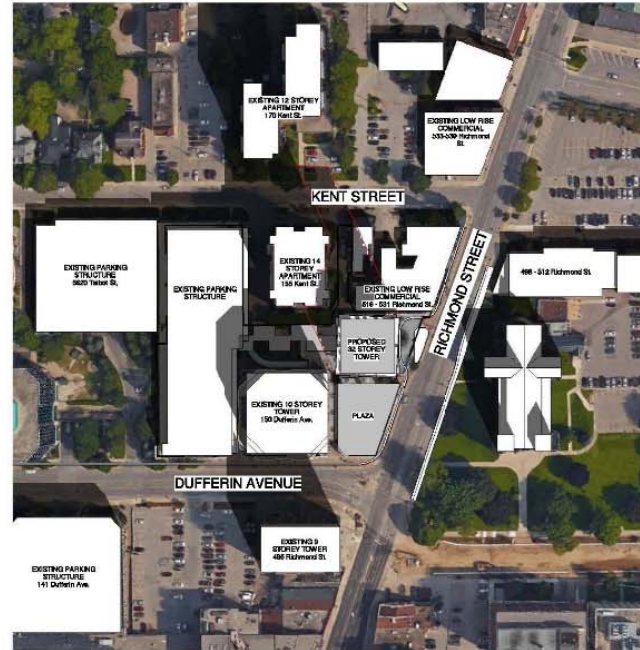
SHADOW STUDY - SUMMER SOLSTICE RICHMOND & DUFFERIN, LONDON

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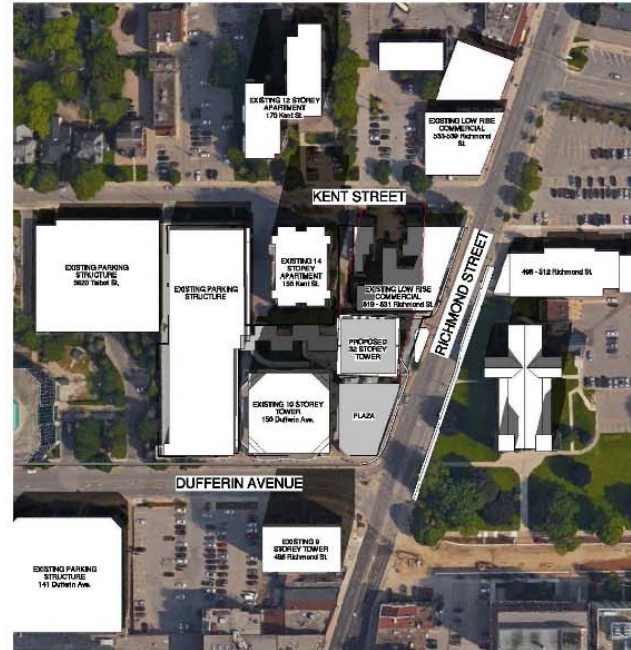
2016-07-05



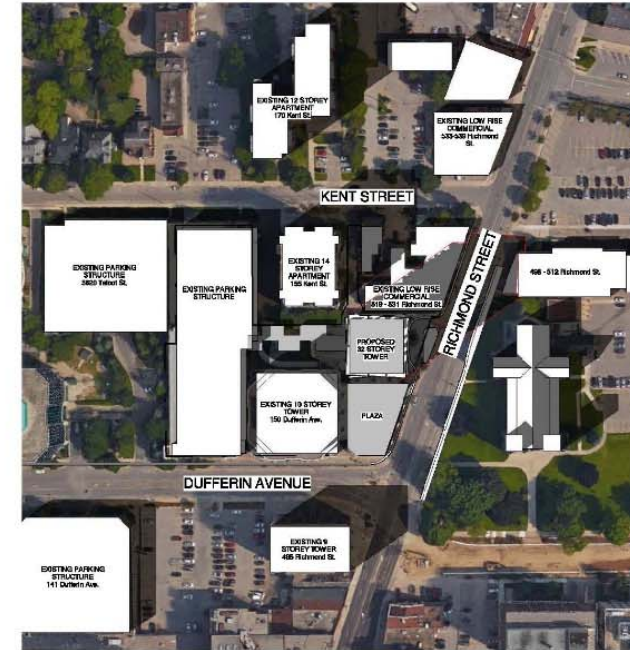
Appendix 5



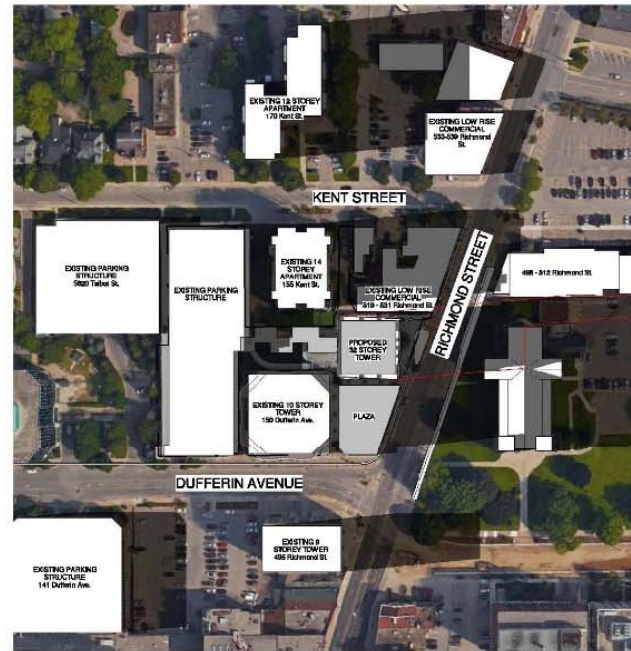
SEPTEMBER 23, 10 AM



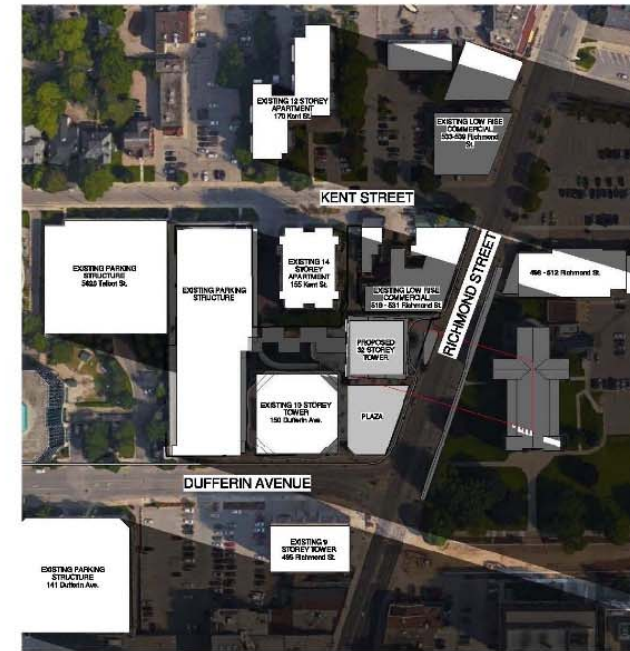
SEPTEMBER 23, 12 PM



SEPTEMBER 23, 2 PM



SEPTEMBER 23, 4 PM



SEPTEMBER 23, 6 PM

SHADOW STUDY - FALL EQUINOX RICHMOND & DUFFERIN, LONDON

2016-07-08 ISSUED FOR REZONING APPLICATION

2016-07-05



SOURCES

West Woodfield Heritage Conservation District, August 2008;

City of London Fire Insurance Plans 1881 (revised 1888), 1912 (revised 1922) and 1926,
University of Western Ontario Libraries Map and Data Centre;

Aerial Photos, 1922, 1945 and 1955, University of Western Ontario Libraries Map and
Data Centre;

Inventory of Heritage Resources 2006, City of London; and

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