

**Heritage Impact Statement:
560 and 562 Wellington Street,
City of London, Ontario**



Prepared for:
Auburn Developments
560 Wellington Street - 2nd Floor
London Ontario Canada
N6A 3R4

Prepared by:
Stantec Consulting Ltd.
600-171 Queens Avenue London
ON N6A 5J7

File No. 161401306
November 17, 2016

Sign-off Sheet

This document entitled Heritage Impact Statement: 560 and 562 Wellington Street, City of London, Ontario was prepared by Stantec Consulting Ltd. ("Stantec") for the account of Auburn Developments (the "Client"). Any reliance on this document by any third party is strictly prohibited. The material in it reflects Stantec's professional judgment in light of the scope, schedule and other limitations stated in the document and in the contract between Stantec and the Client. The opinions in the document are based on conditions and information existing at the time the document was published and do not take into account any subsequent changes. In preparing the document, Stantec did not verify information supplied to it by others. Any use which a third party makes of this document is the responsibility of such third party. Such third party agrees that Stantec shall not be responsible for costs or damages of any kind, if any, suffered by it or any other third party as a result of decisions made or actions taken based on this document.

Prepared by _____
(signature)

Meaghan Rivard, MA, CAHP
Senior Heritage Consultant

Reviewed by _____
(signature)

David Waverman, CSLA, CAHP
Senior Landscape Architect and Cultural Heritage Specialist

Approved by _____
(signature)

Tracie Carmichael, B.Ed.
Senior Associate, Environmental Services

Table of Contents

EXECUTIVE SUMMARY	1
1.0 STUDY PURPOSE AND METHODS	1.1
2.0 SITE HISTORY	2.1
2.1 INTRODUCTION.....	2.1
2.2 PHYSIOGRAPHY	2.1
2.3 HISTORICAL DEVELOPMENT	2.1
2.3.1 Settlement	2.1
2.3.2 19 th Century Development.....	2.2
2.3.3 20 th Century	2.11
3.0 PLANNING CONTEXT	3.1
3.1 PROVINCIAL POLICY STATEMENT	3.1
3.2 ONTARIO HERITAGE ACT	3.2
3.3 CITY OF LONDON OFFICIAL PLAN.....	3.3
3.4 WEST WOODFIELD HERITAGE CONSERVATION DISTRICT PLAN.....	3.5
4.0 STUDY AREA DESCRIPTION	4.1
4.1 HERITAGE CHARACTER STATEMENT	4.1
4.2 BUILT FORM	4.4
4.3 VIEWS, VISTAS AND STREETSCAPE	4.16
5.0 IDENTIFICATION OF CULTURAL HERITAGE VALUE OR INTEREST	5.1
5.1 ONTARIO REGULATION 9/06.....	5.1
5.2 RESULTS	5.2
6.0 EVALUATION OF ANTICIPATED IMPACTS	6.1
6.1 DESCRIPTION OF THE PROPOSED UNDERTAKING.....	6.1
6.2 RELATIONSHIP OF THE PROPOSED DEVELOPMENT TO DISTRICT POLICIES AND GUIDELINES	6.1
6.3 IMPACT ASSESSMENT	6.6
6.3.1 Approach	6.6
6.3.2 Subject Site and Adjacent Properties.....	6.7
6.3.3 Views, Vistas and Streetscape.....	6.13
6.3.4 Character of West Woodfield Heritage Conservation District.....	6.18
6.4 SUMMARY OF FINDINGS.....	6.21
7.0 MITIGATION, IMPLEMENTATION AND MONITORING	7.23
8.0 CONSERVATION RECOMMENDATIONS	8.1
8.1 VIBRATION.....	8.1
8.2 VIEWS.....	8.2
8.3 DESIGN	8.2

9.0 REFERENCES.....9.1

LIST OF TABLES

Table 1: Heritage Resources..... 4.5
 Table 2: Views from Nodal Points in Victoria Park 4.17
 Table 3: Views from Gateway Intersections in the WWHCD..... 4.21
 Table 4: District Policy Discussion 6.2
 Table 5: Evaluation of Potential Impacts..... 6.7
 Table 6: Evaluation of Potential Impacts to Views, Vistas and Streetscapes (Victoria Park) 6.13
 Table 7: Evaluation of Potential Impacts to Views, Vistas and Streetscapes (WWHCD) 6.16
 Table 8: Evaluation of Potential Impacts to WWHCD Character Attributes..... 6.18
 Table 9: Potential Mitigation Strategies for Heritage Resources 7.23
 Table 10: Potential Mitigation Strategies for Views, Vistas, and Streetscapes 7.24
 Table 11: Potential Mitigation Strategies for WWHCD Character Defining Attributes 7.27

LIST OF FIGURES

Figure 1: Project Location..... 1.5
 Figure 2: Study Area..... 1.7
 Figure 3: Subject Site, 1853 2.13
 Figure 4: Subject Site, 1881 2.15
 Figure 5: Subject Site, 1892 2.17

LIST OF PLATES

Plate 1: Morning Stables “H” Battery, 4th Brigade Royal Artillery London Ontario, ca. 1867 (Source: University of Western Ontario Archives, Albert A. Phipps Album) 2.3
 Plate 2: Victoria Park and South African Monument, ca. 1900-1925 (Source: Library and Archives Canada. MIKAN 3335049) 2.4
 Plate 3: Victoria Park Driveway, ca. 1900-1920 (Source: Library and Archives Canada. MIKAN No. 33365078) 2.4
 Plate 4: Crystal Palace Barracks, London, Ontario. 1867 (Source: University of Western Ontario Archives, Albert A. Phipps Album) 2.5
 Plate 5: 560 Wellington Street (Source: City of London Public Library)..... 2.6
 Plate 6: 562 Wellington Street (Source: City of London Public Library)..... 2.7
 Plate 7: 564 Wellington Street (Source: London Public Library) 2.7
 Plate 8: Wellington Street, east side between Dufferin and Wolfe Streets, 1897 (Source: Bremner 1900) 2.8
 Plate 9: 500 Wellington Street (Source: The Woodfield Community Association, 2007)..... 2.9
 Plate 10: 508 Wellington Street. (Source: The Woodfield Community Association, 2007)..... 2.9

HERITAGE IMPACT STATEMENT: 560 AND 562 WELLINGTON STREET, CITY OF LONDON, ONTARIO

Plate 11: 536 Wellington Street (Source: The Woodfield Community Association, 2007)..... 2.10
Plate 12: 546 Wellington Street (Source: The Woodfield Community Association, 2007)..... 2.10
Plate 13: Central Avenue, looking east from Richmond, at the northwest end of Victoria Park, 1897 (Bremner 1900) 2.11

LIST OF APPENDICES

- Appendix A: Design Overview
- Appendix B: Heritage Impact Assessment (HIA) for 560 and 562 Wellington Street, London, Ontario
- Appendix C: Cultural Heritage Resource /Landscape Record Form
- Appendix D: Shadow Report
- Appendix E: Elevations

Executive Summary

STUDY PURPOSE AND METHODS

Stantec Consulting Ltd. (Stantec) was retained by Auburn Developments (the proponent) to complete a Heritage Impact Statement (HIS) for the properties situated at 560 and 562 Wellington Street, in the City of London, Ontario (the subject site). The proponent is proposing to construct a 22 storey mixed-use residential building with commercial facilities on the ground level for which a rezoning application is being prepared. This represents a change from office zoning to multi-family high density residential and would require removal of two buildings; a five storey red brick clad office building at 560 Wellington Street and a two storey London white brick office building at 562 Wellington Street. Both existing buildings were constructed in the latter half of the 20th century. The proposed development is situated within the West Woodfield Heritage Conservation District (WWHCD), immediately adjacent to the City Hall Precinct as defined in the *West Woodfield Heritage Conservation District Plan* (WWHCD Plan).

The proponent submitted a series of reports in 2015 considering development the subject site. Since this time, the proponent has undertaken extensive consultation to solicit input from the WWHCD community specifically and the public more generally. In response to consultation, the proposed development has been extensively modified reducing the height of the proposed building, redesigning the podium and streetscape façades, and incorporating the principals of sustainable design, among other modifications. Given the extensive changes to the proposed development, the effects of the project have been reexamined, resulting in this HIS.

Given its position within the WWHCD, a HIS is required to measure the impacts of the Project on the subject site as well as the character of the district more generally as per the WWHCD Plan. The City of London (the City) is currently developing terms of reference for HIS and in the absence of a site specific terms of reference staff recommend that the Ministry of Tourism, Culture and Sport's (MTCS) *InfoSheet #5: Heritage Impact Assessments and Conservation Plans from the Heritage Resources in the Land Use Planning Process Cultural Heritage and Archaeology Policies of the Ontario Provincial Policy Statement, 2005* (Government of Ontario 2006) is used. As such, the study methodology for this HIS is based on InfoSheet #5.

In addition to the requirements to consider the impacts of the Project on the Subject Area, in discussion with the proponent, Stantec expanded the area for which impacts were measured to include a 100 metre buffer surrounding the subject site (the study area) (Figure 2). This expanded study area allowed for impacts to be considered not only for the properties immediately adjacent to the study area, but also those properties which may experience a change given the scale of the development. It also allowed for an expanded identification of important viewscales and streetscapes resulting in a comprehensive understanding of potential impacts.

FINDINGS

Over time, the built form of the area surrounding the subject site has evolved. This evolution is captured well in the Wellington Street corridor spanning Dufferin Street to Central Avenue. The origins of the neighbourhoods are in its military use after which it transitioned to a prominent residential neighbourhood with a variety of building styles and eras identified. In the Wellington Street corridor, and in fact throughout the district more widely, the mid to late-20th century brought with a transition to commercial use. Large homes in this corridor were adapted into commercial buildings and others removed to make way for purpose built commercial properties as was the case on the subject site.

The study area more broadly includes 15 properties along Wolfe Street, 18 on Central Avenue, one on Princess Avenue, five on Wellington Street, and a portion of Victoria Park. All properties within the study area, except for 252 and 264 Central Avenue, are subject to Part V designation under the *Ontario Heritage Act*, and were given a ranking in the WWHCD Plan identifying their heritage contribution within the district. To determine the presence of cultural heritage value or interest, individual properties were evaluated according to *Ontario Regulation 9/06* of the *Ontario Heritage Act*. In total, 36 properties in the study area were identified as having cultural heritage value. Heritage attributes were identified for these properties against which impacts were assessed. In general, heritage attributes identified for the properties include the physical features such as form, massing, materials, roof types, and architectural details that contribute to the overall historic character of the WWHCD.

Within the WWHCD Plan, no reference is made to protected views. Rather, views are discussed generally. Therefore, an inventory of views as they related to the study area was completed resulting in the identification of 20 views of a wide variety of character. The viewscape to and from 560 Wellington was determined to be quite varied and entirely dependent on the vantage point to a degree where the views, especially from Victoria Park can change within several paces. The visual context is the residential nature of Wolfe Street to the east of the subject site and residential houses north of the subject site. To the west, Victoria Park, the viewscape is of parkland. To the south the visual context is more mixed use due to the presence of the parking lot and Centennial Hall.

This HIS also includes an overview of the relevant planning policies, land use policies, and heritage conservation district policies of the WWHCD. Of importance to the relationship of change management and district policies and guidelines is an understanding of the varied character of the WWHCD. The district policy, by design, speaks to generalities such as the dominant character of the area or uses of public spaces. The subject site, however, diverges from the wider character of the WWHCD in that it contains mid-century purpose built commercial properties. This differs with the wider heritage character of the district as it represents an evolution of the Wellington Street corridor from Dufferin Street to Central Avenue. In addressing the relationship of the proposed development to the district policies and guidelines, this understanding of evolution should be considered.

CONSERVATION RECOMMENDATIONS

Vibrations

Some impacts, such as the potential for vibration on properties within 40 metres of the proposed development, can be mitigated with vibration assessments to identify whether vibration from construction activities has affected historic masonry. It is recommended that an assessment occur before construction, to identify a benchmark for impacts, and post-construction, to identify whether impacts have occurred.

In order to prevent negative indirect impacts, the heritage resources should be isolated from construction activities. It is recommended that site plan controls be put in place prior to construction to prevent potential indirect impacts as a result of the Project. The site plan control methods shall be determined in advance of construction by the proponent to indicate where Project activities are restricted as described below. These controls should be indicated on all construction mapping and communicated to the construction team leads.

Given the position of the heritage resources within the 40 metre buffer of the Subject Area, but outside of the area of ground disturbance, it is recommended that a 10 metre buffer zone be established around all residences to indicate where all construction activities must be avoided. This includes, but is not limited to, ground disturbance and the movement of equipment to and from the site. If construction activities enter into the 10 metre buffer zone, all activities should cease immediately and a temporary 50 metre buffer zone surrounding the impacted area should be established where no construction activities should occur. A qualified building condition specialist should be retained to determine if any damage was incurred as a result of the construction activities. Only following approval from the building specialist, should construction activities resume and the 10 metre buffer should be re-established.

The proponent's construction team should monitor that buffer zone delineation, outlining the limit of the construction footprint and subsequent setback from heritage features, is maintained throughout construction

Views

Impacts on views from within the park and along adjacent streets may not be completely mitigated given the substantial change in height proposed. Longer views would contain a higher density feature than presently exists as a result of the proposed development. To minimize impacts to the contextual character of the park, it is recommended that strategic planting of evergreen trees within Victoria Park near nodal viewpoints be implemented, as this may help to screen and/or obstruct the tower from view in key locations within the park. However movement throughout the park by pedestrians will still result in visibility of the structure at various places, as the park should not be densely forested as this would alter its existing character.

Similarly, the alteration of views along Wellington Street cannot be fully mitigated. The proposed three storey podium allows for continuation of the street wall to the intersection at Wolfe Street,

and mitigates views at the street level near the site as well as pedestrian experience of the district which is an important characteristic of the WWHCD. Introduction of appropriate new vegetation on the site, including trees that contribute to the street tree canopy and screen views of the tower can also mitigate for alteration to views at the street level and for impacts on existing vegetation as attributes of the WWHCD. As such, a strategic planting implementation plan should be developed. The WWHCD Plan provides a list of typical plant materials from the 19th century southwestern Ontario that should be adhered to and the Historic Woodfield Tree Sub-Committee should also be consulted to determine the preferred species for replanting.

It is understood that a tree preservation plan will be prepared as part of the site plan application. This preservation plan should reference this HIS in conjunction with the WWHCD to understand the cultural heritage value or interest identified in the mature trees and treed canopies found within the Study Area. Furthermore, to allow for successful tree planting in the Subject Area, it is recommended that native soils are preserved where feasible. Where preservation is not feasible, native soils should be restored. This should be completed through appropriate restructuring of the soil to existing or better conditions to facilitate longevity of tree growth.

Design

It is recommended that design guidelines of the WWHCD be followed to adhere to visual consistency at the street level on the podium base, including attention to materials, architectural forms, fenestration patterns and architectural details to reduce impacts of the new development within the streetscape. This requires modifications to the current design to enhance the relationship between the proposed development and the adjacent properties. Specifically, consideration should be given to enhancing materials on north and east façades of the podium as well as parking areas on the south and west façades. In addition, while the design should remain modern consideration should be given regarding the use of interpretive material onsite so as to enhance the historic nature of the community while embracing modern design principles.

1.0 STUDY PURPOSE AND METHODS

Stantec Consulting Ltd. (Stantec) was retained by Auburn Developments (the proponent) to complete a Heritage Impact Statement (HIS) for the properties situated at 560 and 562 Wellington Street (the subject site), in the City of London, Ontario (Figure 1). The proponent is proposing to construct a 22 storey mixed-use residential building with commercial facilities on the ground level for which a rezoning application is being prepared (the Project). This represents a change from office zoning to multi-family high density residential and would require removal of two buildings; a five storey red brick clad office building at 560 Wellington Street and a two storey London white brick office building at 562 Wellington Street. The proposed building is situated within the West Woodfield Heritage Conservation District (WWHCD), immediately adjacent to the City Hall Precinct as defined in the *West Woodfield Heritage Conservation District Plan* (WWHCD Plan) (Stantec 2008).

The proponent submitted a series of reports in 2015 considering development of 560 and 562 Wellington Street (the subject site), including the *Heritage Impact Assessment (HIA) for 560 and 562 Wellington Street, London, Ontario* (a+LINK architecture 2015). Since this time, the proponent has undertaken extensive consultation to solicit input from the WWHCD community specifically and the public more generally. In response to consultation, the proposed development has been extensively modified reducing the height of the proposed building, redesigning the podium and streetscape façades, and incorporating the principals of sustainable design, among other modifications. Given the extensive changes the effects of the project on the heritage character of the WWHCD has been reexamined, resulting in this HIS.

As it became clear that modifications were going to be substantial in response to consultation, the proponent retained Stantec to prepare a design overview which informed the subsequent redesign of the Project. This design overview focused on nine key elements of the WWHCD observed by Stantec during a site assessment. These elements included:

- General characteristics of the WWHCD
- Viewscapes/Visual impacts
- Architectural style: building
- Architectural style: landscape (private domain)
- Architectural scale and massing
- Mature streetscape
- Sustainability
- Social character of WWHCD
- Transportation

Onsite during this assessment was David Waverman, Senior Landscape Architect and Cultural Heritage Landscape Specialist, Meaghan Rivard, Senior Heritage Consultant, Lashia Jones,



HERITAGE IMPACT STATEMENT: 560 AND 562 WELLINGTON STREET, CITY OF LONDON, ONTARIO

Study Purpose and Methods
November 17, 2016

Cultural Heritage Specialist, and Laura Walter, Cultural Heritage Specialist, all with Stantec. With extensive experience in heritage conservation districts, both in the development of and management of change within, the Stantec team drew on observations coupled with a review of the WWHCD Plan, written in part by Mr. Waverman, to develop a design approach to the Project. See Appendix A for the design overview.

Given its position within the WWHCD, a HIS is required to measure the impacts of the Project on the subject site as well as the character of the district more generally as per the WWHCD Plan. The City of London (the City) is currently developing terms of reference for HIS and in the absence of a site specific terms of reference staff recommend that the Ministry of Tourism, Culture and Sport's (MTCS) *InfoSheet #5: Heritage Impact Assessments and Conservation Plans from the Heritage Resources in the Land Use Planning Process Cultural Heritage and Archaeology Policies of the Ontario Provincial Policy Statement, 2005* (Government of Ontario 2006) is used. As such, the study methodology for this HIS is based on InfoSheet #5.

In addition to the requirements to consider the impacts of the Project on the subject site, in discussion with the proponent, Stantec expanded the area for which impacts were measured to include a 100 metre (m) buffer surrounding the Subject site (the study area) (Figure 2). This expanded study area allowed for impacts to be considered not only for the properties immediately adjacent to the study area, but also those properties which may experience a change given the scale of the development. It also allowed for an expanded identification of important views and streetscapes resulting in a comprehensive understanding of potential impacts.

The concept of visual impacts related to views and streetscapes is one which the WWHCD does not address explicitly and is an area relatively new to heritage planning in a conservation district setting within the City. As such, the understanding of views and streetscapes as described in the recently released *St. George-Grosvenor Heritage Conservation District Study* (City of London Collective 2016) was used as a benchmark to identify views and streetscapes relevant to WWHCD. Views and streetscapes are defined by the *Standards and Guidelines for the Conservation of Historic Places in Canada* as the visual relationship between the observer and landscape or landscape feature, and may include scenes, panoramas, visual axes and sight lines. Views and streetscapes may include a foreground, middle ground and background. For the purposes of this study, the term 'view' and the abbreviated term 'views' will be used interchangeably. Two categories of views and streetscapes, with various types, were identified for this HIS. These include:

- Vistas are views enclosed by buildings/structures, land forms, vegetation from a stationary vantage point. Types of vistas include:
 - Terminating Corridor: vista of streetscape confined by buildings on either side of the road and terminated by buildings at end of street ('T') Intersection. Experience primarily vehicular, pedestrian and cycling modality.
 - Continuing Corridor: Vista of streetscape confined by buildings on either side of the road. Experience primarily vehicular, pedestrian and cycling modality.



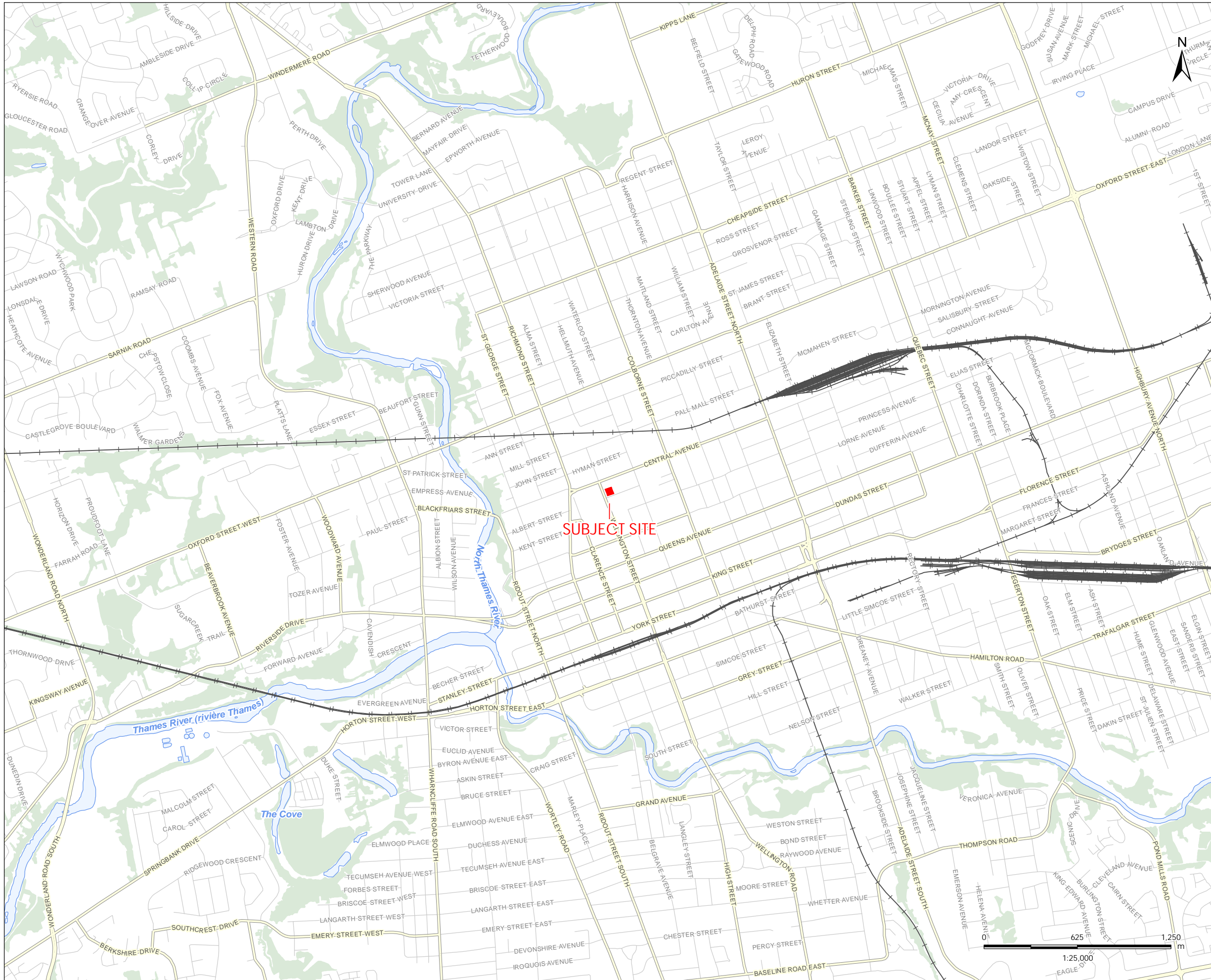
HERITAGE IMPACT STATEMENT: 560 AND 562 WELLINGTON STREET, CITY OF LONDON, ONTARIO

Study Purpose and Methods
November 17, 2016

- Filtered Corridor (due to topography): Continuing vista where depth of view is shortened by topography i.e. road grade dropping.
- Unobstructed Corridor: Vista extends to horizon line due to relatively flat grades. Vista of streetscape confined by buildings on either side of the road. Experience primarily vehicular, pedestrian and cycling modality.
- Panoramic views are broader, non-enclosed views which may contain a 'visual mosaic' of varied features, or broader 'textural' patterns of activities. Types of these views include:
 - A wide unobstructed view in open space not limited by streetscape. Open views, good vantage points etc. Experienced primarily by active transportation modality: pedestrian, cycling and boating on the river. Therefore viewed at much slower speeds with view not confined by attention to driving.
 - A wide view influenced by vegetation/seasonality not limited by streetscape but affected by vegetation. Therefore unobstructed views after leaf drop and filtered or even closed views during in-leaf seasons. Open views, good vantage points etc. Experienced by active transportation modality: pedestrian, cycling and boating on the river. Therefore viewed at much slower speeds with view not confined by attention to driving.

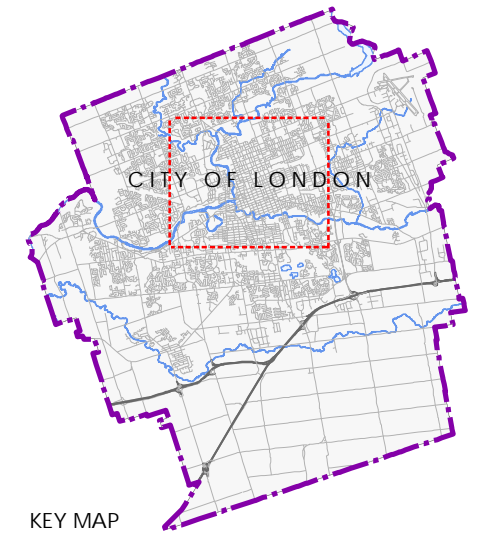
More generally, the purpose of this HIS is to evaluate the impacts the Project may have on the cultural heritage resources related to the subject site and recommend approaches to the conservation of the cultural heritage resources. In addition this HIS will propose methods to mitigate potential negative impacts of the development on the identified cultural heritage resources with reference to policies in the WWHCD Plan, the *City of London Official Plan* and the *Provincial Policy Statement*.

V:\071614\active\161401306 - Wolfe Street High-rise\planning\drawing\GIS\MXD\161401306_HIA_Fig1_ProjectLocation.mxd
 Revised: 2016-11-17 By: kbuchanan



Legend

■ Subject Site



KEY MAP

Notes

1. Coordinate System: NAD83 UTM zone 17N
2. Base features produced under license with the Ontario Ministry of Natural Resources © Queen's Printer for Ontario, 2015.
3. Orthomagery © City of London, 2014.

November 2016
161401306

Client/Project

Auburn Developments Inc.
 Wolfe Street Highrise
 Heritage Impact Assessment

Figure No.

1

Title

Project Location

Legend

- Subject Site
- Study Area
- 40m Buffer Zone



Notes

1. Coordinate System: NAD83 UTM zone 17N
2. Base features produced under license with the Ontario Ministry of Natural Resources © Queen's Printer for Ontario, 2016 and the City of London © 2015.
3. Orthoimagery © City of London, 2015.

November 2016
161401306

Client/Project

Auburn Developments Inc.
Wolfe Street Highrise
Heritage Impact Assessment

Figure No.

2

Title

Study Area

Site History
November 17, 2016

2.0 SITE HISTORY

2.1 INTRODUCTION

The subject site is located in the City of London, in the WWHCD, that was designated by the City under Part V of the *Ontario Heritage Act* in 2008. The subject site is formed by the municipal boundaries of 560 and 562 Wellington Street. The properties are part of the City of London Registered Plan 225, Lots 33 to 35. The study area is defined by a 100-metre buffer around the subject site. It includes 15 properties along Wolfe Street, five properties along Wellington Street, 18 properties along Central Avenue, one property on Princess Avenue and part of Victoria Park. The following sections outline the historical development of the subject site from the time of Euro-Canadian settlement to the 20th century.

2.2 PHYSIOGRAPHY

The subject site is located in the Caradoc Sand Plain and London Annex physiographic region, and is surrounded by spillways of the Thames River (Chapman and Putnam 1984: 236). The Thames River, a designated Canadian Heritage River, is 273-kilometres long and drains approximately 5,825 square kilometres of land. The river rises at three distinct points near Mitchell (North Thames), Hickson (Middle Thames) and Tavistock (South Thames). The North and South branches of the river meet at the Forks in London, west of the subject site (Quinlan 2013: 2). The well-defined river runs through a shallow valley, demonstrated through a history of critical flooding in the city, which was developed on land that in physiographical terms belongs to the river. This watershed area has proven from its land use history to be rich soil for agriculture development (Chapman and Putnam 1984: 139).

The Caradoc Sand Plains and London Annex region is a flat sand plain extending from east London to the Strathroy area in the southwest. It is surrounded by the Stratford Till Plain to the north, the Mount Elgin Ridges to the east and the Ekfrid clay plain to the south and west. In its entirety, the region comprises approximately 482-square kilometres in southwestern Ontario. The land is generally flat with a few rolling hills. The soil in the area consists of three types: Fox fine sandy loam that appears on the finer soils which are deep and well drained, Berrien sandy loam a shallow layer of sand over clay, with wet subsoil, and Oshtemo sand, that appear on sand hills and dunes (Chapman and Putnam 1984: 146).

2.3 HISTORICAL DEVELOPMENT

2.3.1 Settlement

In 1793, Lieutenant-Governor John Graves Simcoe selected the site at the forks of the Thames River as the location for the new capital of Upper Canada (Lutman 1978: 6). Simcoe in wanting to create a model British society in Upper Canada named the area "New London" (Tausky and

HERITAGE IMPACT STATEMENT: 560 AND 562 WELLINGTON STREET, CITY OF LONDON, ONTARIO

Site History
November 17, 2016

Distefano 1986: 5). When Simcoe returned to England in 1796, the capital title was transferred from London to York (now Toronto). The London District was created in 1800, and included the counties of Middlesex, Huron, Norfolk and Oxford. Initially the County of Middlesex was comprised of ten townships: Aldborough, Dunwich, Southwold, Yarmouth, Malahide, Bayham, Delaware, Westminster, Dorchester, and London (Brock and Moon 1972: 69). The subject site is located in the former Township of London. It was surveyed by Provincial Land Surveyor Mahlon Burwell, beginning in 1810, but was put on hold during the War of 1812, and finished in the spring of 1819 (Page & Co. 1878: 9). The survey was based on the double front system, with lots divided into 200-acre parcels and arranged in 16 concessions and three additional concessions that are broken due to the Thames River.

Settlement in the township was initially slow, until it was decided by Provincial Parliament, following the destruction by fire of the courthouse in Vittoria in 1825, that the administrative seat for the London District would be situated at the Forks of Thames River, in the settlement of London. The act was passed on January 30, 1826, making London the new district town, and also provided for the survey of a town plot and appointed commissioners responsible for building a new courthouse and jail. These commissioners were Thomas Talbot, Mahlon Burwell, James Hamilton, Charles Ingersoll and John Matthews (The London and Middlesex Historical Society 1967:15). Burwell was selected to survey a 240-acre crown reserve site into rectangular blocks, with each block divided into ten half acre lots (Worrall 1980: 7). The southern and western boundaries of the survey were formed by the shape of the Thames River and stretched east to Wellington Street and north to North Street (Queen's Avenue). Burwell was later responsible for surveying a vast majority of southwestern Ontario.

2.3.2 19th Century Development

Development in the 19th century of the subject site was highly influenced by the stationing of the British garrison in London. The subject site was originally part of a 73-acre British Military occupation parcel (Behr et al. 1995: 15) (Figure 3). Following rebellion against the political system in Upper Canada in December 1837, including insurgents from London, the British government decided to situate a garrison in London. The site was chosen for its location between the United States border and the Upper Canada capital of York. With the stationing of two regiments in 1838, the population of London almost doubled (Burant and Saunders 1983: 9). From 1838, until the troops were withdrawn from London in 1853, and then again in 1861 to 1869, eight regiments occupied the garrison. These regiments highly influenced the development of London, through the troops' assistance in building roads and civic improvements, as well as through bringing a culture to London and laying the foundations for a socially active community (Burant and Saunders 1983: 9). The garrison occupied most of what is now Victoria Park, which served as a location for barracks and parade ground, while the subject site directly across from the park was where the artillery grounds and stables were situated (Lutman 1978: 7) (Figure 4) (Plate 1).

After the garrison was removed, and the barracks burnt down in 1873, the 15-acre parcel of Victoria Park was gifted to the city in 1874 as an imperial land grant specified for public park purposes (Behr et al. 1995: 7). The London Standing Committee on Public Parks, with the



HERITAGE IMPACT STATEMENT: 560 AND 562 WELLINGTON STREET, CITY OF LONDON, ONTARIO

Site History
November 17, 2016

influence of Alderman James Egan, and the support of local entrepreneur Sir John Carling, came together to plan out the large public park in the heart of the city.

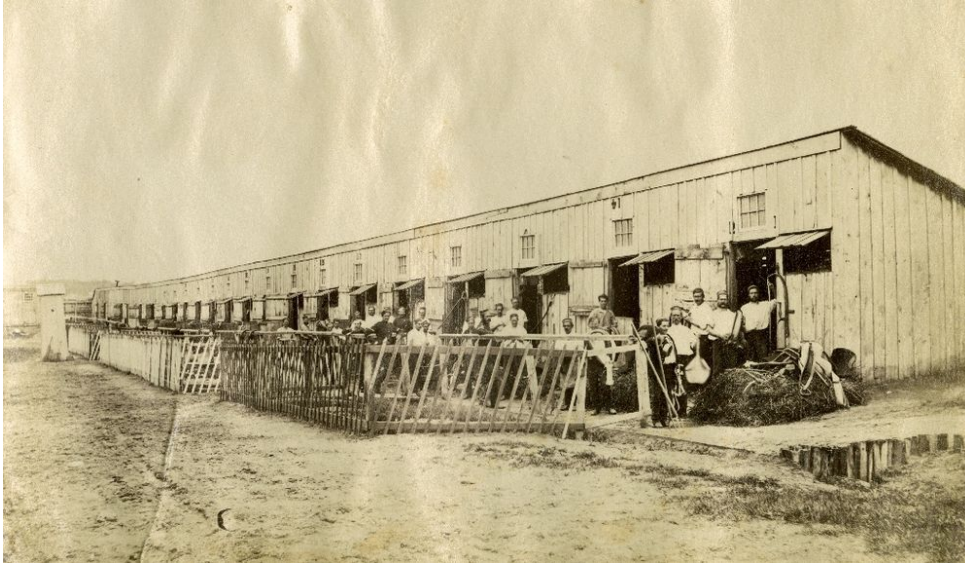


Plate 1: Morning Stables “H” Battery, 4th Brigade Royal Artillery London Ontario, ca. 1867 (Source: University of Western Ontario Archives, Albert A. Phipps Album)

In 1874, Lord Dufferin, Governor General of Canada, on visit to London formally dedicated Victoria Park to the citizens. The new park was designed in 1878 by American landscape architect Charles H. Miller, who was the head gardener at Fairmont Park in Philadelphia and for the United States Centennial Exposition of 1876 (Morden 1988: 9). The design of the park was similar to that of English parkland with treed lined walkways, winding pathways, fountains, gardens and central bandstand (Behr et al. 1995:16) (Plate 2-Plate 3) . The park has and continues to serve as an integral part of the London community, hosting numerous cultural and sporting events, and serving as a recreational hub within the busy city. Victoria Park was designated by the City of London in 1999, under Part IV of the *Ontario Heritage Act*. Besides minor structural updates and alternations to the layout of the park, it has retained its heritage character, and its location as a social, cultural, and recreational centre in the core of downtown London.

HERITAGE IMPACT STATEMENT: 560 AND 562 WELLINGTON STREET, CITY OF LONDON, ONTARIO

Site History
November 17, 2016



Plate 2: Victoria Park and South African Monument, ca. 1900-1925 (Source: Library and Archives Canada. MIKAN 3335049)



Plate 3: Victoria Park Driveway, ca. 1900-1920 (Source: Library and Archives Canada. MIKAN No. 33365078)

HERITAGE IMPACT STATEMENT: 560 AND 562 WELLINGTON STREET, CITY OF LONDON, ONTARIO

Site History
November 17, 2016

At the north end of Victoria Park near the corner of Central Avenue and Wellington Street, the area served as the location for the Provincial Exhibition that London hosted for the first time in 1861. Architect William Robinson (1812-1894), was commissioned to design an impressive central exhibition building (Plate 4). Known as the Crystal Palace, the grand octagonal structure was practical, while distinguishing London's advancing position within the province (Tausky and DiStefano 1986: 140-141). The site held another successful provincial exhibition in 1865, which led to the development of an annual fair. Subsequently, the annual Western Fair was relocated to its current location at the Western Fair Grounds in London's former Queen's Park in 1887 (Baker 2003: 24).



Plate 4: Crystal Palace Barracks, London, Ontario. 1867 (Source: University of Western Ontario Archives, Albert A. Phipps Album)

The subject site is located within the London community of West Woodfield. One of the earliest settlers to the community was Reverend Benjamin Cronyn, who built a large stone house on the eastern limit of the New Survey, around 1839 called "The Pines." In 1892, the house was inherited by Cronyn's son Hume Blake Cronyn and his wife Frances Amelia Labatt. The newlywed couple renamed the house "Woodfield," after the place in England where they were engaged (Gibb and Morden 1989:53). The Woodfield estate and other large homes built by community leaders attracted elite community members to build nearby. The lots situated directly across from Victoria Park were sought after locations. The area was also a prime location for workers and owners of local retail stores, factories and offices. Development of these lots and the Woodfield area occurred beginning in the 1880s. The original residence at 560 Wellington Street was built in 1889 for Richard and Alice Bland (Plate 5). Richard Bland was partner in the James Wright Carriage and Wagon Hardware Company. The neighboring original residence 562 Wellington Street was built in 1889 for Francis Love, a lawyer and police court magistrate (Plate 6). The

HERITAGE IMPACT STATEMENT: 560 AND 562 WELLINGTON STREET, CITY OF LONDON, ONTARIO

Site History
November 17, 2016

residence at 564 Wellington Street was built for Sir John Carling (1828-1911), who was instrumental in the development of Victoria Park (Plate 7). Carling was a Member of Parliament, Minister of Agriculture, a senator, and partner in the Carling Brewing Co (Dictionary of Biography Canada, Carling Sir John; online).



Plate 5: 560 Wellington Street (Source: City of London Public Library).

HERITAGE IMPACT STATEMENT: 560 AND 562 WELLINGTON STREET, CITY OF LONDON, ONTARIO

Site History
November 17, 2016



Plate 6: 562 Wellington Street (Source: City of London Public Library)



Plate 7: 564 Wellington Street (Source: London Public Library)



HERITAGE IMPACT STATEMENT: 560 AND 562 WELLINGTON STREET, CITY OF LONDON, ONTARIO

Site History
November 17, 2016

By the late 19th century, fourteen other grand residences were situated across from Victoria Park, and similarly housed local business owners and workers (Plate 8). These houses were constructed in the High Victorian (1870s-1890s) and Late Victorian (1890s-1930s) architectural periods in London, and featured design elements taken from the Queen Anne, Romanesque Revival, Italianate, and Tudor architectural styles (Lutman 1978: 10-11). The 1892 City of London Insurance Plan (Figure 5) displays the buildings along Wellington Street as all similarly having a large footprint with a height of at two and one half storeys.

Many of the homes were designed by Robinson, Durand, and Moore, London's leading architectural firm, and would have included some of the finest materials and workmanship available at the time (City of London 2008: 2.3). They were mostly single family residential buildings made from brick or stone masonry or combination of the two (Plate 9-Plate 12). They also featured one or more front gables that had decorative details. As they were situated directly across from the park, each house had a porch that provided a connection with the outdoor environment. These porches would have allowed for increased public interaction with passing by pedestrians and were also a place to be seen. Homeowners could display their prominence through highly ornate or structurally impressive porches and verandahs (City of London 2008: 8.6)



Plate 8: Wellington Street, east side between Dufferin and Wolfe Streets, 1897 (Source: Bremner 1900)

Those who utilized the prime location close to their place of business include for example Moses Masuret, owner of a wholesale grocery that was located 94 Dundas Street, and who lived at 500 Wellington Street; Robert C. Struthers, a wholesale dry goods merchant whose shop was at 329 Richmond Street, and who lived at 508 Wellington Street; William Wright, owner of James Wright and Company, a wholesale carriage hardware store once located on the corner of Clarence and King Streets, who lived at 536 Wellington; and Andrew M. Hamilton, a dealer of flour, feed and seed, with a shop once located at 373 Talbot Street, and who lived at 546 Wellington Street.

HERITAGE IMPACT STATEMENT: 560 AND 562 WELLINGTON STREET, CITY OF LONDON, ONTARIO

Site History
November 17, 2016



Plate 9: 500 Wellington Street (Source: The Woodfield Community Association, 2007)



Plate 10: 508 Wellington Street. (Source: The Woodfield Community Association, 2007)

HERITAGE IMPACT STATEMENT: 560 AND 562 WELLINGTON STREET, CITY OF LONDON, ONTARIO

Site History
November 17, 2016



Plate 11: 536 Wellington Street (Source: The Woodfield Community Association, 2007)



Plate 12: 546 Wellington Street (Source: The Woodfield Community Association, 2007)

Some of the city's elite also built and resided at the north end of Victoria Park along Central Avenue (Plate 13). This includes Charles H. Ivey (1889-1974), President and Chairman of Emco Ltd., who lived at 256 Central Avenue, Senator Thomas Coffey (1843-1914), owner and editor of the Catholic Record, who lived at 234-236 Central Avenue, Robinson T. Orr, founder and

HERITAGE IMPACT STATEMENT: 560 AND 562 WELLINGTON STREET, CITY OF LONDON, ONTARIO

Site History
November 17, 2016

President of London Print and Lithography, who lived at 262 Central Avenue, and Frank A. McCormick, President of McCormick Manufacturing Company, who lived at 284 Central Avenue.



Plate 13: Central Avenue, looking east from Richmond, at the northwest end of Victoria Park, 1897 (Bremner 1900)

Around the corner from the subject site within the study area, Wolfe Street retains a comprehensive amount of residences from the late nineteenth and early twentieth century that retain the heritage character of the community of Woodfield. Although the homes were constructed for more middle class dwellings, they still display a large amount of decorative and unique details in their mostly Late Victorian designs. This includes ornamental front gable peaks, verandahs, cornices and brackets.

2.3.3 20th Century

Development throughout the 20th century in the vicinity of the subject site witnessed a change from large residential structures to commercial and community buildings, and high rise apartments. The City of London's population at the turn of the century was still increasing, but became stagnant following the First World War, and growth did not surge again until the early 1960s. By 1912, the city's population was 50,000, and the city boundaries were enlarged by 2,200 acres to accommodate this number (Worrall 1980: 55). Following the First World War (1914-1918), the 1920s was a boom period in the nation, and this was reflected in the growth of new financial companies in downtown London, including London Life, the Bank of Toronto and the London and Western Trusts (Stantec 2011: 2.12).

In the early 1960s, London witnessed its greatest period of growth, which was set in motion by the 1960 official plan, "Urban Renewal London Ontario: A Plan for Development and Redevelopment" (Miller 1992: 211). The following year annexation was approved by the Ontario Municipal Board, which granted the city more land with the amalgamation of London Township

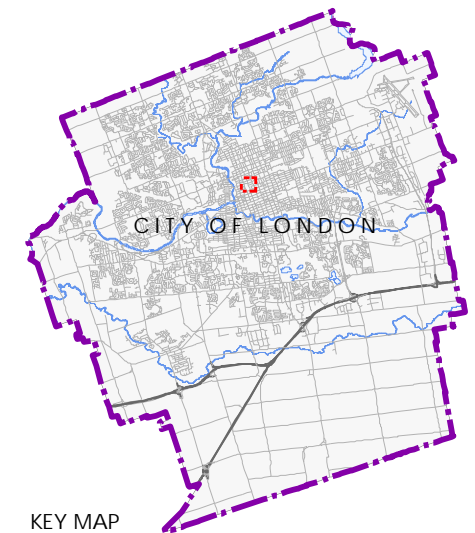
HERITAGE IMPACT STATEMENT: 560 AND 562 WELLINGTON STREET, CITY OF LONDON, ONTARIO

Site History
November 17, 2016

and Westminster Township. This resulted in a population increase from 63,369 to 165,815. By the 1960s London had over 328 manufacturing plants, 80 wholesale businesses, and 70 construction supply companies (Miller 1992: 219).

With the urban growth of the city in the 1960s, the large residential houses surrounding Victoria Park were demolished to make way for new infrastructure. This includes the demolition of three residences in the subject site, and the replacement in the early 1970s with the current office buildings. Directly south of the subject site, other residences were removed and replaced with Centennial Hall, which was completed in 1967, and London's City Hall in 1971 on the corner of Wellington Street and Dufferin Avenue.

- Legend
- Subject Site
 - Study Area



KEY MAP

Notes

1. Historical Maps Not To Scale
2. Canada, London, plan showing the boundaries as marked on the ground of the military reserve belonging to the ordnance in the Town and Township of London County and Middlesex, as surveyed by Mr. F.F. Passmore, Prov. Land Surveyor between the months of October and November 1853. Library and Archives Canada.

November 2016
161401306

Client/Project

Auburn Developments Inc.
Wolfe Street Highrise
Heritage Impact Assessment

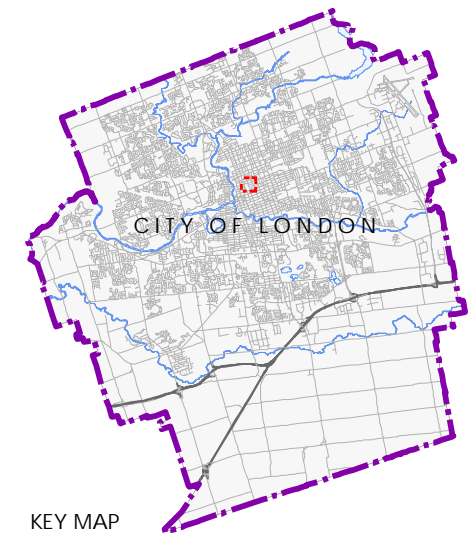
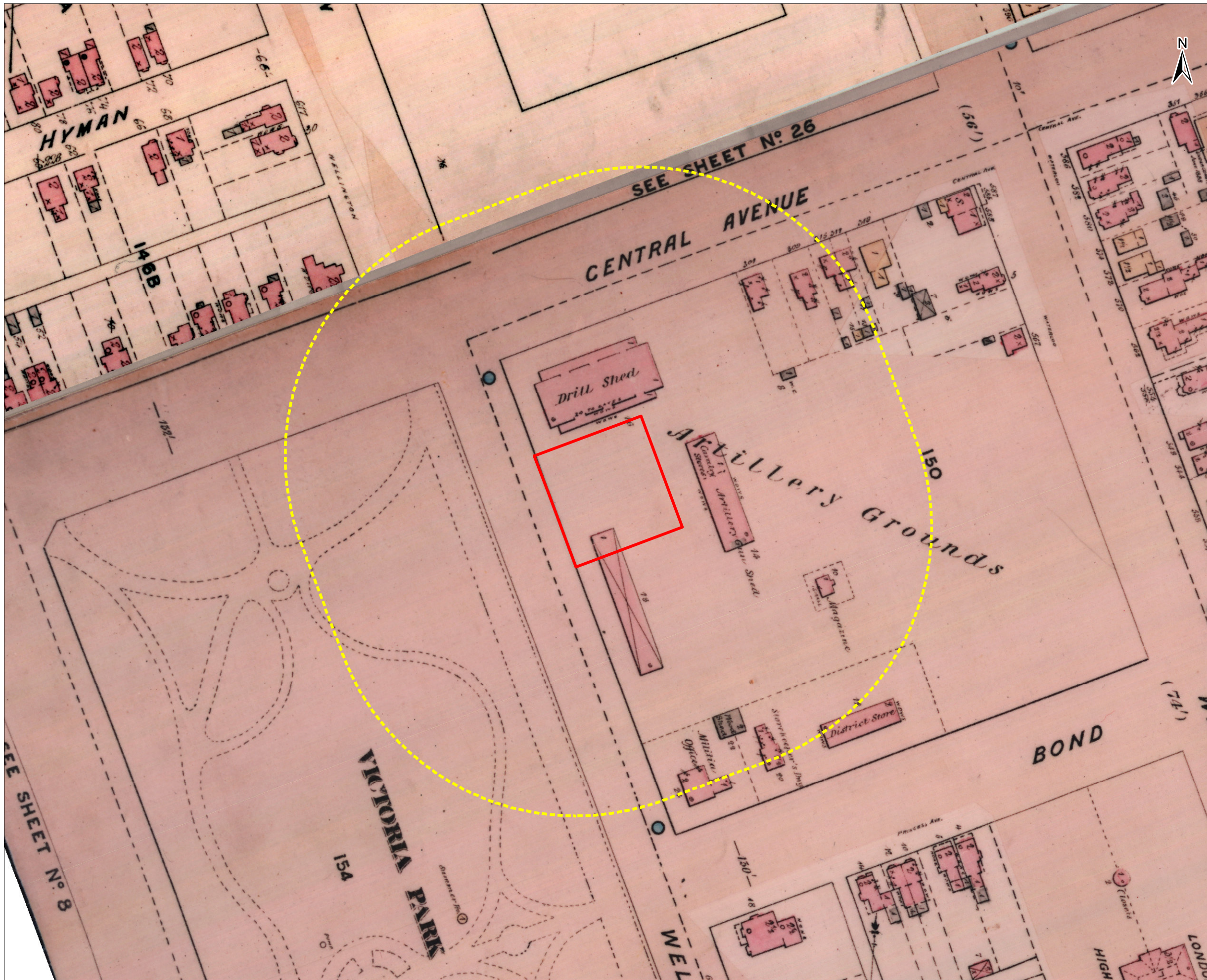
Figure No.

3

Title

Subject Site 1853

- Legend
- Subject Site
 - Study Area



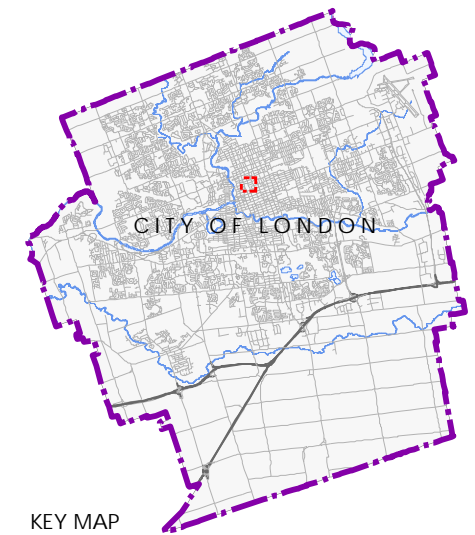
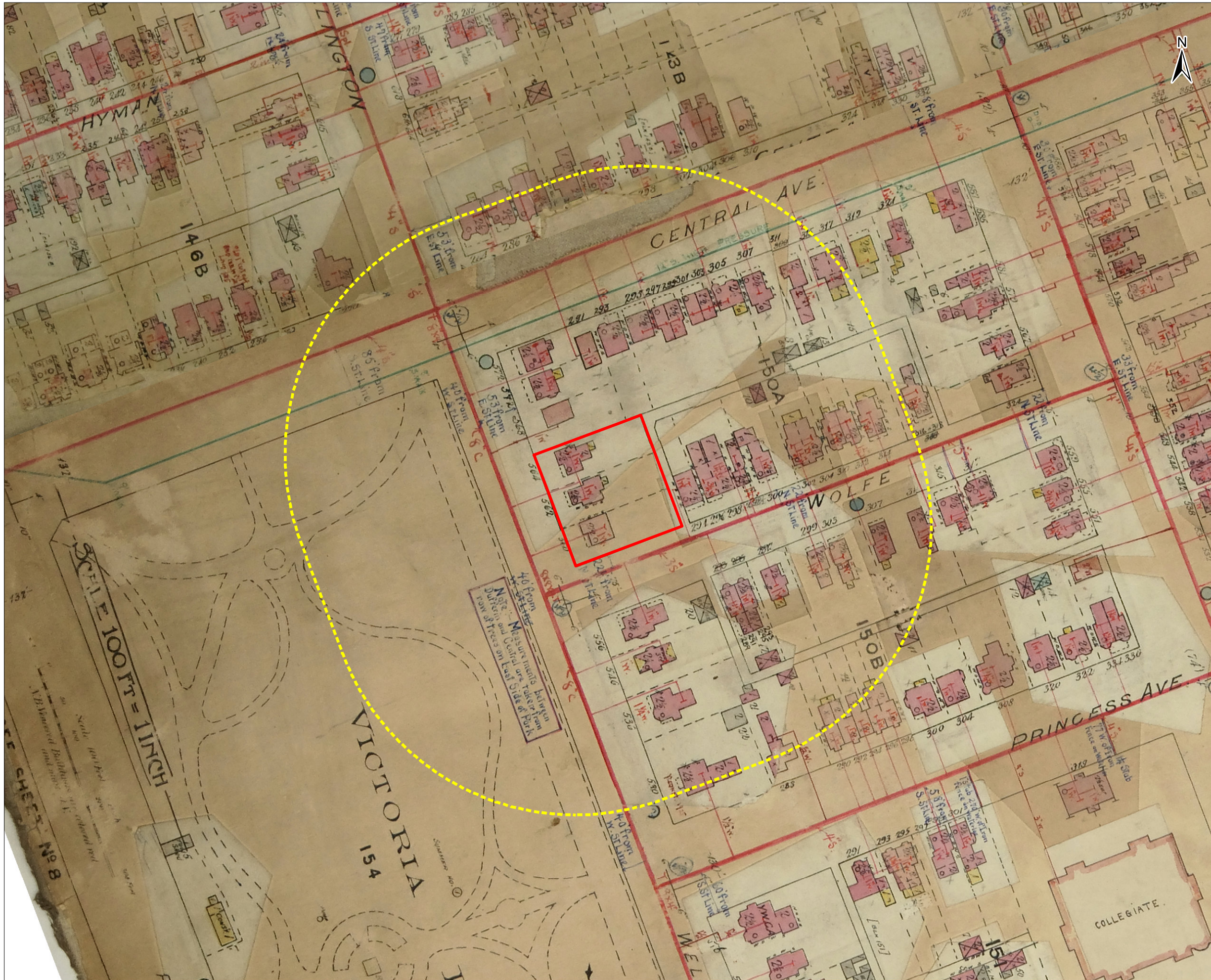
- Notes
1. Historical Maps Not To Scale
 2. Insurance Plan of the City of London, Ontario, Canada. Surveyed 1881 revised 1888. University of Western Archives.

November 2016
161401306

Client/Project
Auburn Developments Inc.
Wolfe Street Highrise
Heritage Impact Assessment

Figure No.
4
Title
Subject Site 1881

- Legend
- Subject Site
 - Study Area



- Notes
1. Historical Maps Not To Scale
 2. Insurance Plan of the City of London, Ontario, Canada. Surveyed 1892 revised July 1907. University of Western Archives.

November 2016
161401306

Client/Project
Auburn Developments Inc.
Wolfe Street Highrise
Heritage Impact Assessment

Figure No.
5

Title
Subject Site 1892

3.0 PLANNING CONTEXT

3.1 PROVINCIAL POLICY STATEMENT

The PPS was updated in 2014, and is intended to provide policy direction for land use planning and development with regard to matters of provincial interest. Cultural heritage is one of a many interests contained within the PPS. Section 2.6.1 of the PPS states that, “significant built heritage resources and cultural heritage landscapes shall be conserved”.

Under the PPS definition, conserved means:

The identification, protection, management and use of built heritage resources, cultural heritage landscapes and archaeological resources in a manner that ensures their cultural heritage value or interest is retained under the Ontario Heritage Act. This may be achieved by the implementation of recommendations set out in a conservation plan, archaeological assessment, and/or heritage impact assessment. Mitigative measures and/or alternative development approaches can be included in these plans and assessments.

Under the PPS definition, significant means:

In regard to cultural heritage and archaeology, resources that have been determined to have cultural heritage value or interest for the important contribution they make to our understanding of the history of a place, an event, or a people.

The PPS also states in Section 2.6.3 that:

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.

The subject site is located within the WWHCD, a neighborhood designated under Part V of the *Ontario Heritage Act*. Designation under Part V means that the subject site and those adjacent to it are “protected heritage properties”. The district as a whole, by virtue of its designation through a municipal by-law with input from the community is considered to be a significant cultural heritage resource. According to the PPS, development within the WWHCD may be permitted, but must demonstrate that the development retains the cultural heritage value that is outlined in the WWHCD Plan. Development proposals that impact these values may be required to conform to mitigation measures to ensure that heritage attributes are conserved. As discussed in Section 1, the purpose of this HIS is to determine the relationship between the Project and the

cultural heritage value of the subject site, study area, and the character of WWHCD. Impacts and mitigation strategies are discussed in subsequent sections of this HIS.

3.2 ONTARIO HERITAGE ACT

Part V of the Ontario Heritage Act (OHA) contains the following policy with regard to construction within a heritage conservation district:

41.2 (1) Despite any other general or special Act, if a heritage conservation district plan is in effect in a municipality, the council of the municipality shall not,

(a) carry out any public work in the district that is contrary to the objectives set out in the plan; or

(b) pass a by-law for any purpose that is contrary to the objectives set out in the plan. 2005, c. 6, s. 31.

(2) In the event of a conflict between a heritage conservation district plan and a municipal by-law that affects the designated district, the plan prevails to the extent of the conflict, but in all other respects the by-law remains in full force. 2005, c. 6, s. 31.

42. (1) No owner of property situated in a heritage conservation district that has been designated by a municipality under this Part shall do any of the following, unless the owner obtains a permit from the municipality to do so:

1. Alter, or permit the alteration of, any part of the property, other than the interior of any structure or building on the property.

2. Erect, demolish or remove any building or structure on the property or permit the erection, demolition or removal of such a building or structure. 2005, c. 6, s. 32 (1).

Development within the WWHCD is regulated by the WWHCD Plan, the document prepared as part of its designation under Part V of the OHA. As per the OHA, development within the district must conform to the plan. The WWHCD Plan prevails above other municipal by-laws that may be in conflict with the guidance contained within the plan (e.g. zoning). Construction or demolition within the WWHCD requires a heritage alteration permit from the municipality; the application for such a permit must also be circulated through the municipal heritage committee, in this case the London Advisory Committee on Heritage (LACH), for comment. Municipal council ultimately provides the decision on whether or not to approve the permit.

Planning Context
November 17, 2016

In the case of the Project, a heritage alteration permit will be required to approve the removal of two buildings at the subject site and also to construct the proposed development. Contained within the WWHCD Plan is a sample heritage alteration permit. This HIS will inform the heritage alteration permit and serve as the basis for an assessment of impacts and proposed mitigation strategies.

3.3 CITY OF LONDON OFFICIAL PLAN

The City of London Official Plan (OP) contains several policies pertaining to the WWHCD. Section 13.3.8.4 of the OP is directed specifically to the WWHCD:

- i) The West Woodfield Heritage Conservation District, identified on Figure 13.4 encompasses an important area of London from an historical perspective in terms of its association with lands once occupied by the British military garrison and subsequently redeveloped following the removal of the garrison. The West Woodfield neighbourhood is one of London's older neighbourhoods, created in proximity to the urban centre, and retains a large number of original buildings that are well crafted and maintained and located prominently near the centre of the City. Architectural styles and influences are consistent with the more popular styles of the period in which they were constructed, including Italianate, Queen Anne, and Edwardian styles. Of particular note are a substantial number of dwellings that are "storey and a half" Queen Anne gable front houses, some in concentrated groupings. Throughout the neighbourhood there is a visual consistency to the architecture delivered through the repetition of front porches, decorative gables and recurring window forms and details. The development of the neighbourhood over the years is evident, too, in a large number of converted residential dwellings which have retained much of their original architectural integrity.*
- ii) It is the intention of Council to maintain, protect and conserve the West Woodfield Heritage Conservation District. Council shall have regard to Official Plan policies as they apply to heritage conservation districts in Section 13. and, in particular, to control any changes to property designated under Part V, of the Ontario Heritage Act, in accordance with Official Plan policies and the West Woodfield Heritage Conservation District Plan and Guidelines.*

Section 13 of the OP also contains policies applicable to all HCDs within the City, including the following:

Section 13.1: Objectives

- i) Protect in accordance with Provincial policy those heritage resources which contribute to the identity and character of the City;*

HERITAGE IMPACT STATEMENT: 560 AND 562 WELLINGTON STREET, CITY OF LONDON, ONTARIO

Planning Context
November 17, 2016

- ii) Encourage the protection, enhancement, restoration, maintenance, and utilization of buildings, structures, areas, or sites within London which are considered to be of cultural heritage value or interest to the community;*
- iii) Encourage new development, redevelopment, and public works to be sensitive to, and in harmony with, the City's heritage resources; and*
- iv) Increase public awareness and appreciation of the City's heritage resources, and encourage participation by the public, corporations, and other levels of government in the protection, restoration, and utilization of these resources.*

Section 13.2.3: Alteration, Removal or Demolition

- i) To ensure a greater degree of protection to designated heritage buildings, Council may enter into agreements with property owners, or may attempt to secure conservation easements, in order to protect those features of a building or structure deemed to have particular heritage value.*
- ii) The cultural heritage value or interest of a building will be considered at the time of application for demolition.*

Section 12.2.3.1: 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 be retained.

Section 13.3.6: Heritage Conservation Districts

Within Heritage conservation Districts established under the provisions of this Plan, the following policies shall apply:

- i) the character of the district shall be maintained by encouraging the retention of existing structures and landscape features;*
- ii) the design of new development, either as infilling or as additions to existing buildings shall compliment the prevailing character of the area;*
- iii) regard shall be had at all times to the guidelines and intent of the Heritage Conservation District Plan; and*
- iv) development on land adjacent to designated HCDs shall be encouraged to be sensitive to the characteristics of the District.*

The primary applicable policies outlined here are those that pertain to new development, as the proposed application includes removal of buildings that are positioned within a HCD but not strongly connected to the overall character of the district. OP policies direct new development in districts to be sensitive to the characteristics of the district and in harmony with the heritage resources. The OP policies are broad and do not specifically define these qualities (e.g. height,

Planning Context
November 17, 2016

massing, materials). As such, it is the role of the HIS to determine how a proposed development interacts with the district and to provide a means with which the impact can be measured.

Important to consider in the OP policies is an understanding of change management. HCDs are not created to prevent change within a specific area but rather to manage it and, where appropriate, to guide the change. The emphasis found in the OP is on the prevailing character of a district and ensuring that it is maintained. Furthermore, where change is proposed it should be complimentary as well as distinctive. Essential in this discussion is the concept of district enhancement. Proposed change will not always enhance the district. The removal of a building for use as a surface parking lot for example would not enhance the residential character of the district. By contrast, removal of a building for residential use may in fact enhance the district through increased foot traffic, high quality of design, or community building.

3.4 WEST WOODFIELD HERITAGE CONSERVATION DISTRICT PLAN

As described above, HCD Plans contain site specific policies and guidelines which are meant to guide change management within the HCD.

District Policies

4.1 Development pattern

- a) Maintain the residential amenity and human scale by ensuring that the low density residential land use character remains dominant.*
- b) New land uses that are out of keeping with the general residential character of the District, or would have a negative impact on it, are discouraged.*
- c) Higher intensity uses or redevelopment opportunities shall be focused outside of the residential district and in areas designated for intensification.*
- d) Where new uses or intensification is proposed, adaptive reuse of the existing heritage building stock should be considered wherever feasible.*
- e) Severances which would create new lots are strongly discouraged, unless the resulting properties are of similar size and depth to existing adjacent lots.*
- f) Where original detached residential buildings are lost due to unfortunate circumstances such as severe structural instability, fire or other reasons, the setback of replacement buildings shall be consistent with the original building.*

4.2.2 Demolitions

- a) The demolition of heritage buildings in the District is strongly discouraged.*
- b) Any proposal to demolish a heritage building or portion of a heritage building within the District shall require approval from the municipality.*
- c) Where demolition of a heritage building is proposed, the property owner shall provide supporting documentation demonstrating appropriate reasons for the demolition.*

- d) *In situations where demolition is approved by Council, written and / or photographic documentation of any notable architectural features and construction techniques may be required to create a record of the building and its components.*
- e) *Reclamation of suitable building materials such as windows, doors, mouldings, columns, bricks, etc. for potential reuse in a new building on the site or as replacement components for other buildings in the neighbourhood which require repair and restoration over time is strongly encouraged if demolition is approved for any heritage buildings in the District.*

4.3 New development

- a) *New buildings shall respect and be compatible with the heritage character of the West Woodfield area, through attention to height, built form, setback, massing, material and other architectural elements.*
- b) *Design guidelines provided in Section 8 of this Plan will also be used to review and evaluate proposals for new buildings to ensure that new development is compatible with the adjacent context.*
- c) *In cases where the new building is replacing a highrise, the height should be restricted to match the existing building plus or minus one floor.*
- d) *Where zoning permits higher buildings, studies on shading, loss of view, increased traffic, noise and parking congestion should be conducted and measures taken to mitigate the potential effects.*

District Guidelines

8.1.1 Building form, massing, height, width and visible depth

The most apparent influence of a building on the character of the district is its overall size and shape as perceived from the street. A building that is significantly larger or smaller than its neighbours, or long and low in a tall and narrow neighbourhood will be recognized for those unique qualities rather than contributing to the massing norm of the district. Variation is not necessarily a bad quality, except in a grouping of similar items, like organ pipes or teeth, where there is an established expectation of continuity.

8.1.9 Key Element Variations for Commercial, Office and Institutional Buildings

Any future changes to existing buildings that are taller than 6 floors, or for the design of new buildings taller than 3 floors, should be required to provide an adequate transition to neighbouring building types and heights, as well as being sensitive to the quality of the elevation contributed to the rest of the street.

As discussed in other sections of this Plan, consideration of building 'stepbacks' and angular planes would encourage the appropriate respect for buildings of varying heights in the same district.

8.2.3 New buildings – residential

HERITAGE IMPACT STATEMENT: 560 AND 562 WELLINGTON STREET, CITY OF LONDON, ONTARIO

Planning Context
November 17, 2016

There are a few locations in the residential core area of the West Woodfield Heritage Conservation District where new buildings are likely to be constructed. New or replacement buildings may be constructed in some cases as a result of fire or structural instability. In such situations, new buildings must be designed to be compatible with the heritage characteristics of the West Woodfield Neighbourhood to help retain the overall visual context of the area.

In cases where the new building is replacing a highrise, the height should be restricted to match the existing building plus or minus one floor.

Where zoning permits higher buildings, studies on shading, loss of view, increase traffic, noise and parking congestion should be conducted and measures take to mitigate the potential effects.

Overall, the WWHCD plan does not encourage development that is substantially different in scale or design from the historic neighborhood fabric. It is recognized that higher density development does exist within the WWHCD boundaries, including some near the subject site. However, the nearby higher density buildings are 12 storeys or less, and the proposed design is larger than these buildings and will be distinct from even the higher density character of the district.

The concept of what constitutes a highrise requires consideration in the current Project context. As the proposed development is not replacing a residential highrise, but rather a commercial building, consideration must be given for the applicability of the residential new building guidelines. The intent of the WWHCD plan is understood to be that where higher density development does exist within the neighbourhood, a similar scale is appropriate if the site is to be redeveloped.

Within the WWHCD plan more widely, there is no definition provided for a highrise building. While the proposed development most certainly would meet a common understanding of a 'highrise', the existing buildings align with a mid-rise understanding of the commercial character of this portion of Wellington Street. This is particularly evident when contrasted with the highrise residential context present within WWHCD. Therefore, an understanding of the current buildings must be refined to determine whether they meet the intensions of the WWHCD plan in a new building residential context and as such, whether Section 8.2.3 is applicable. This understanding must be considered not only the intent of the WWHCD plan but also the location of the proposed development in the WWHCD more broadly. This should include acknowledgement of the zoning present on adjacent lands as well as the understanding of anticipated change within the district.

Higher density is permitted by the WWHCD plan. This density is directed towards areas that are zoned for higher-density use although the subject site itself is not zoned for this higher density use currently. The WWHCD predicts that higher density development will occur in the City Hall Precinct, which is positioned immediately adjacent to the subject site. This area is currently



HERITAGE IMPACT STATEMENT: 560 AND 562 WELLINGTON STREET, CITY OF LONDON, ONTARIO

Planning Context
November 17, 2016

zoned DA 1 (1), where building heights of up to 90 metres are acceptable. The zoning reflects the 2011 Office Consolidation of the City of London Zoning By-Law, which post-dates the WWHCD Plan completed in 2008. As such, this zoning change was made following acceptance of the WWHCD Plan with an understanding that high density growth is acceptable within the HCD.

The HCD Plan specifies the following with regard to the City Hall Precinct:

The area behind City Hall could have enormous development potential in the future. This could have a significant impact on the adjacent lands. These policies and guidelines have been established to ensure any potential development is respectful of the heritage character of the district yet is not too restrictive to the potential of the site.

- *Establish a boundary for the City Hall precinct that is appropriate and supportable, perhaps including 300 Dufferin, 520 & 550 Wellington and the vacant parking lot at Wolfe & Wellington.*
- *Establish maximum heights in that precinct related to uses of adjacent properties. Perhaps three stories adjacent to the houses on Wolfe and Princess, rising to 8 to 10 stories facing Dufferin and Wellington, to be confirmed by shadow studies.*
- *Ensure that traffic generated by this precinct is directed onto the major streets of Dufferin and Wellington.*
- *Public site plan review shall be required on any development within the City Hall precinct.*

Separate policies outside of those in the WWHCD plan have not been prepared for the City Hall Precinct to guide development, aside from the approved zoning for the site. The statements in the HCD plan are not prescriptive on height limits, but provide suggestions that are within the context of nearby building forms (city hall and apartment buildings). The intent of the statements is to allow density and taller forms within the HCD, but to suggest that the density transition to meet the height of residential buildings on Wolfe Street.

It should be noted that development has not yet occurred within the City Hall Precinct. The HCD Plan suggests that taller elevations in the precinct be located on Wellington Street, but also that lower heights be located towards Wolf Street in order to transition down to the dominant scale of the street. The site zoning does not include these detailed specifications.

Similarly, design guidelines for commercial, institutional or office buildings recommend that new buildings taller than three floors should provide adequate transition to the neighboring building heights and should be sensitive to the elevations of the street. This guideline may apply to the proposed development, as there are commercial uses as well as residential. The relatively narrow development parcel of the proposed design provides limited opportunity to provide transitions or stepbacks outside of the podium base.

4.0 STUDY AREA DESCRIPTION

4.1 HERITAGE CHARACTER STATEMENT

As part of the WWHCD Plan, a Heritage Character Statement was prepared for the district. This statement is required as part of the designation process and addresses three components of the character of the district including the heritage character, architectural character, and the streetscape heritage character. The statement is developed to provide reasons why the district warrants designation. It also provides a description of the overarching character of the neighbourhood and serves as a reference point for a proposed change in character. The Heritage Character Statement is provided below in its entirety, including section headings.

Historic Character

The Woodfield Heritage Conservation District, almost immediately after it was incorporated into the city in 1840, became an enclave of the city's leading merchants, manufacturers and professionals who would continue to build their houses here until WWI. The area was directly adjacent to the growing core area where the city's factories, freight sheds, wholesale houses, retail stores and offices could be found. Business owners who wished to live as close as possible to the downtown, initially built nearby on King, Dundas, Queens and Dufferin and on the adjacent cross streets.

In more recent times, large parts of this area have been redeveloped and many of the houses converted. Woodfield however retains a large percentage of its homes, built by the city's elite in the same period. The most 'sought after' building lots were those surrounding Victoria Park, once it had been developed in the late 1870s. The park lands were retained following the subdivision of a large reserve bounded by Dufferin, Waterloo, Piccadilly, and Richmond and Clarence that had been used by the British army as a base (1838-1870) and then by the Western Fair and the local militia.

Most of the surviving structures date from the 1880-1914 period when London, like other eastern cities, experienced a boom. Most Londoners (especially the manufacturers and wholesalers) prospered in this period. Many moved to the area, retaining architects to design their new homes. A large number of the existing dwellings are the work of Robinson, Durand, and Moore, the city's leading architectural firm in this period. Several excellent and well-preserved examples of every major style can be found in the district.

A series of smaller scale homes, many with original stained glass wooden decorative work and porches, can be found north of Princess and east of Colborne. Also built during this period, they were first occupied by clerks, skilled

Study Area Description
November 17, 2016

labourers and travelers, many of whom worked for their nearby neighbours. Finally, a number of significant, early apartment buildings, most of which blend in with the residential structures, can be found throughout the district.

West Woodfield also contains the founding churches of several dominations. Available land and the proximity of their parishioners brought many of the leading churches of the day to Woodfield such as Metropolitan United and First St. Andrew's Presbyterian. At least four schools including the city's first high school, now Central Secondary, were built in the neighbourhood. Institutional offices and meeting space have been responsible for many conversions in the district from as early as 1905. Several later structures including the original Queens Avenue Central Library (1939), the Masonic Temple (1964) and City Hall (1971), have caused some loss of building fabric but in turn, have become important elements in the present neighbourhood often serving as landmarks. The district presents a well-preserved residential neighbourhood that reflects an era when London moved to the national stage in terms of its manufacturing and wholesaling presence. The success enjoyed by both the owners and the employees of the enterprises that flourished in this period can be seen today in Woodfield's homes, churches and schools.

Architectural Character

The West Woodfield neighbourhood is one of London's older neighbourhoods and retains a large number of original buildings that are well crafted and maintained and located prominently near the centre of the City. Architectural styles and influences are consistent with the more popular styles of the period in which they were constructed, including Queen Anne, Edwardian and Italianate styles. Of particular note in the neighbourhood are a substantial number of dwellings that are "storey-and-a-half" Queen Anne gable-front houses, some in concentrated groupings.

Many of the original houses were clearly built as luxury accommodation for the business and social elite of the city, constructed with large proportions and the finest materials and workmanship available, and now recording features of an era and lifestyle that cannot be replicated. In many other cities of North America, these resources have become white elephants in the deteriorated core of the city, but in London, they have mostly been retained with care and pride.

Throughout the neighbourhood, there is a visual consistency to the architecture, delivered through the repetition of such features as front porches including some very fine two storey examples, decorative gables, projecting bays, and recurring window forms and details. In addition to the residential building stock, there are a number of other prominent and well-preserved

HERITAGE IMPACT STATEMENT: 560 AND 562 WELLINGTON STREET, CITY OF LONDON, ONTARIO

Study Area Description
November 17, 2016

public buildings including four churches, the city's former public library, the band shell in Victoria Park and the City Hall. While the majority of the neighbourhood was constructed for, and remains as residential, conversions to commercial and office uses have occurred but with mostly positive impact on the quality of the streetscape. Despite some redevelopment and associated loss of original structures, overall the West Woodfield Neighbourhood presents a high quality cross-section of architecture from the late 19th and early 20th century with many buildings associated with key business and community leaders of the time.

Streetscape Heritage Character

With shady tree-lined streets, and picturesque Victoria Park at its core, Woodfield is the heart of historic London. The stately trees of the neighbourhood impart a sense of history to the neighbourhood, the passage of time evident on their thick trunks and over-arching limbs. Their embracing canopy, along with the more intimate scale of many of the streets and lanes within the district create streetscapes that are remarkable.

The streets and lanes of Woodfield reflect more traditional patterns of movement and development, and although the neighbourhood has seen much change over the years, the character of the streetscape endures.

The very virtues of the neighbourhood's trees, the grandness of their size and age, make them a vulnerable element of the district's landscape. In order for the character of the streetscape to truly persist, a comprehensive tree replacement program should be implemented to ensure the lush canopy of West Woodfield remains one of the districts natural gems.

(Stantec 2008)

In order to measure the appropriateness of the Project against this statement, as summary of key attributes is provided below:

- Historic character
 - Predominantly residential character, resulting from business owners who wanted to live close to downtown
 - Retention of historic homes dating from 1880 – 1914 amid redevelopment and conversion into multi-unit homes
 - Diverse building stock reflective of the boom period of construction late 19th and early 20th century includes large and small scale homes as well as early apartment buildings
 - The presence of founding churches of several denominations and early schools
 - Institutional offices and meeting spaces a driving factor in conversions beginning in 1905



HERITAGE IMPACT STATEMENT: 560 AND 562 WELLINGTON STREET, CITY OF LONDON, ONTARIO

Study Area Description
November 17, 2016

- Replacement of building fabric showing transition from residential to institutional use that became landmarks in their own right including the Queens Avenue Central Library (1939), the Masonic Temple (1964) and City Hall (1971)
- Architectural Character
 - Large number of original buildings with a variety of styles and influences characteristic of the more popular styles of the periods during which they were built including Queen Anne, Edwardian and Italianate styles, particularly the one and one half storey Queen Anne gable front
 - Luxury accommodations with large proportions and high quality materials
 - Visual consistency in architecture including front porches, decorative gables, projecting bays, and recurring window forms and details
 - Prevalence of public buildings and spaces including four churches, the former public library, the Victoria Park band shell and City Hall
 - Largely positive impact on quality of streetscape resulting from conversion to commercial and office use
- Streetscape Character
 - The heart of historic London and picturesque Victoria Park
 - Shady tree-lined streets with thick trunks and over-arching limbs creates a substantial canopy along a more intimate scale of the minor streets and lanes
 - Grand trees of a variety of species and ages
 - Traditional patterns of movement evident in the streets and lanes

4.2 BUILT FORM

The study area is situated within the WWHCD a neighbourhood designated under Part V of the *Ontario Heritage Act*. Six properties within the study area are designated under Part IV of the *Ontario Heritage Act*, while 32 properties are listed on the City of London's Heritage Register. Properties in the study area that have cultural heritage value or interest received a Heritage Resource number. The Inventory Rating was taken directly from the WWHCD Plan from August 2008.

Over time, the built form of the area surrounding the subject site has evolved. This evolution is captured well in the Wellington Street corridor spanning Dufferin Street to Central Avenue. The origins of the neighbourhoods are in its military use after which it transitioned to a prominent residential neighbourhood with a variety of building styles and eras identified. In the Wellington Street corridor, and in fact throughout the district more widely, the mid to late-20th century brought with a transition to commercial use. Large homes in this corridor were adapted into commercial buildings and others removed to make way for purpose built commercial properties as was the case on the subject site.




HERITAGE IMPACT STATEMENT: 560 AND 562 WELLINGTON STREET, CITY OF LONDON, ONTARIO

Study Area Description
November 17, 2016

Adjacent to the subject site, residences were removed to make way for public buildings including Centennial Hall and City Hall. In addition, some lands were cleared and used for surface parking lots resulting in a loss of the connection to the historic character of the area. While this use has become a third phase of development in its own right, it represents a deviation from the character of the majority of the district which should be considered. The City Hall Precinct Plan, discussed in Section 3.4, is a starting point to address this dichotomy and consider plans for the reintegration of the corridor in a way that considers the surrounding historic context. The proposed development is the first to test the character of the planned redevelopment of the City Hall Precinct and should be understood in this context as a way to reintroduce residential land use where it has not been throughout the past seven decades.

The study area includes 15 properties along Wolfe Street, 18 on Central Avenue, one on Princess Avenue, five on Wellington Street, and a portion of Victoria Park. Most the properties were designed in the High Victorian (1870s-1890s), Late Victorian (1890s-1930s), and Queen Anne (1880s-1910) architectural styles with some Tudor Revival, Classical Revival, and Edwardian examples. Many properties in the study area, display similar heritage attributes including front facing gable peaks with decorative woodwork, and partial porches with ornate spindlework. A summary of findings is contained in Table 1.





Table 1: Heritage Resources

Municipal Address	Rating	HR	Heritage Attributes	Photograph
560 Wellington Street	B	N/A	None identified.	
562 Wellington Street	B	N/A	None identified. Note: London white brick exterior.	
294 Wolfe Street	B	1	Residence: two and one half storey massing, London white brick exterior, high-pitched front gable slate roof, wood detailing in gable peaks (south façade), return eaves on gable peak, stone lintels and sills, voussoir stone arch above window (south façade), brick chimneys, stone foundation.	

HERITAGE IMPACT STATEMENT: 560 AND 562 WELLINGTON STREET, CITY OF LONDON, ONTARIO

Study Area Description
November 17, 2016





Table 1: Heritage Resources

Municipal Address	Rating	HR	Heritage Attributes	Photograph
295 Wolfe Street	D	N/A	None identified.	
296-298 Wolfe Street	A	2	Residence: two and one half storey massing, London white brick exterior, with front (south) stucco exterior, irregular cross-gabled asphalt roof, steeply-pitched paired gables, decorative woodwork in gable peaks, return eaves on gables, corbelled brick chimneys, decorative wood corner brackets under eaves, central two-storey covered porch with 9/9 wood sash windows on upper storey.	
297 Wolfe Street	A	3	Residence: two and one half storey massing, London white brick exterior, medium-pitched cross gable asphalt roof, asymmetrical front (north) facing gable, decorative woodwork in gable peak, return eaves on gable, two-storey balcony on northeast elevation with decorative woodwork, double wood entrance doors with glass transom, brick chimney.	
298 1/2 Wolfe Street	A	4	Residence: two and one half storey massing, London white brick exterior, medium-pitched cross gable asphalt roof, high-pitched front (south) facing gable, decorative woodwork in gable peak, two storey bay windows, two storey partial wood porch, brick chimney.	

HERITAGE IMPACT STATEMENT: 560 AND 562 WELLINGTON STREET, CITY OF LONDON, ONTARIO

Study Area Description
November 17, 2016


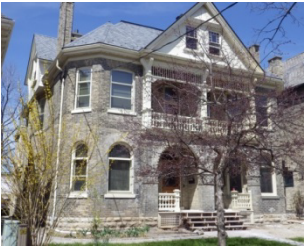

Table 1: Heritage Resources

Municipal Address	Rating	HR	Heritage Attributes	Photograph
299 Wolfe Street	A	5	Residence: two and one half storey massing, London white brick exterior, medium-pitched hipped asphalt roof, asymmetrical medium-pitched front (north) facing gable, decorative woodwork in gable peak, one storey full wood porch with decorative spindlework, stone lintels and sills, brick chimney.	
300 Wolfe Street	A	6	Residence: two and one half storey massing, London white brick exterior, irregular medium-pitched hipped asphalt roof, asymmetrical medium-pitched front (south) facing gable, decorative woodwork in gable peak, one storey curved wrap around porch with asymmetrical entrance pediment, stone lintels, corbelled brick chimney.	
302 Wolfe Street	A	7	Residence: two and one half storey massing, London white brick exterior, irregular medium-pitched hipped asphalt roof with gabled dormers, Central medium-pitched front (south) facing gable, decorative woodwork in gable peak, one storey full porch separated by entrance portico, wood columns on brick bases, double wood entrance doors with leaded glass transoms (south façade), stone sills, wood brackets under wide eaves on upper storey, corbelled brick chimney.	
303 Wolfe Street	A	8	Residence: two and one half storey massing, London white brick exterior, irregular medium-pitched hipped asphalt roof with shed dormers, asymmetrical medium-pitched front (north) facing gable, decorative woodwork and leaded glass window in gable peak, one storey full porch with decorative spindlework, wood lintels and sills.	

HERITAGE IMPACT STATEMENT: 560 AND 562 WELLINGTON STREET, CITY OF LONDON, ONTARIO

Study Area Description
November 17, 2016

Table 1: Heritage Resources

Municipal Address	Rating	HR	Heritage Attributes	Photograph
307 Wolfe Street	B	9	Residence: two and one half storey massing, London white brick exterior, irregular medium-pitched hipped asphalt roof, asymmetrical medium-pitched front (north) facing gable, decorative woodwork in gable peak, one storey partial porch with upper balcony, wood entrance door with transom and sidelight, stone sills, brick chimney.	
310-312 Wolfe Street	A	10	Residence: two and one half storey massing, London white brick exterior, irregular medium-pitched hipped asphalt roof, central high-pitched front (north) facing gable with bay window ends, decorative woodwork in gable peak, large Romanesque Revival style double arch entrance, second storey balcony with decorative railings, beaded screen and scrolled brackets in the Eastlake style, leaded glass transoms above entrance doors, large panes of glass bounded by smaller leaded glass panes, corbelled brick chimneys.	
309/311 Wolfe Street	A	11	Residence: two and one half storey massing, London white brick exterior, irregular medium-pitched hipped slate roof, asymmetrical medium-pitched front (north) facing gable, decorative woodwork in gable peak, one storey full porch partially closed-in with central entrance pediment, wood columns on stone bases, wood entrance door with transom and sidelight, decorative corner brackets, stone lintels and sills, tall brick chimneys.	

HERITAGE IMPACT STATEMENT: 560 AND 562 WELLINGTON STREET, CITY OF LONDON, ONTARIO

Study Area Description
November 17, 2016




Table 1: Heritage Resources

Municipal Address	Rating	HR	Heritage Attributes	Photograph
315 Wolfe Street	A	12	Residence: two and one half storey massing, red brick exterior, medium-pitched cross gable slate roof with shed dormers, one and one half storey Stick style full porch with central curved high-pitched gable, the porch and upper storey balcony are supported by wood columns and have simple balustrades, stone piers are used for support on porch, decorative woodwork and oculus window in gable peak, stone lintels, and tall brick chimneys.	
314 Wolfe Street	A	13	Residence: two and one half storey massing, with London white brick exterior, medium-pitched irregular gable roof, with asymmetrical front (south) facing gable peak, with decorative woodwork, wood decorative brackets, wood lintels and sills on fenestrations, full front wood porch with partial balcony above entrance door, decorative spindlework, wood columns, and railing, brick chimneys.	
318 Wolfe Street	B	14	Residence: two storey massing, London white brick exterior, irregular high-pitched hipped roof with decorative asphalt shingles, asymmetrical high-pitched front (south) facing gable, decorative woodwork in gable peak, small multi-paned windows, windows and doorways have curved headings, cornice of wood shingling under eaves, decorative wood corner brackets, tall corbelled chimneys.	

HERITAGE IMPACT STATEMENT: 560 AND 562 WELLINGTON STREET, CITY OF LONDON, ONTARIO

Study Area Description
November 17, 2016





Table 1: Heritage Resources

Municipal Address	Rating	HR	Heritage Attributes	Photograph
568 Wellington Street	B	15	Residence: two storey massing, stucco exterior (originally half-timbering), steeply-pitched gable roof, large wood brackets under wide eaves, bay gabled window, partial porch with pediment entry, oriel window (south façade), stone foundation.	
570 Wellington Street	A	16	Residence: two storey massing, red brick exterior, high-pitched hipped roof with asphalt shingles, inset hipped roof dormer, asymmetrical front (west) facing gable, return eaves on gable, bay windows, palladium window (west façade), partial porch with wood columns on stone bases, stone lintels and sills, brick chimneys.	
572 Wellington Street	A	17	Residence: two storey massing, red brick exterior with stone elements, high-pitched hipped roof with slate shingles, gabled dormer windows, central full height entry portico with high-pitched gable supported by ionic columns, smaller ionic columns on stone piers with balustrade in between, wood shingling in pediment peak, large wood brackets and dentils under wide eaves, upper enclosed balcony above entrance, stone corner quoins, stone round arches and Jack arches above windows, round stone arch around main entrance door, brick chimneys.	
264 Central Avenue	N/A	18	Residence: two storey massing, red brick exterior, high-pitched gable roof with asphalt shingles, wide eaves with decorative brackets, partial entrance porch, concrete foundation, brick chimneys.	

HERITAGE IMPACT STATEMENT: 560 AND 562 WELLINGTON STREET, CITY OF LONDON, ONTARIO

Study Area Description
November 17, 2016

Table 1: Heritage Resources




Municipal Address	Rating	HR	Heritage Attributes	Photograph
268 Central Avenue	2	19	Residence: two and one half storey massing, red-brown brick exterior, high-pitched hipped roof with asphalt shingles, central gable extends asymmetrically down from the peak (south façade), the gable has half-timbering with bricks arranged diagonally within timbers in contrast to the horizontal brickwork on the rest of the house, upper storey tripartite window glazed with diamond pattern, segmented arch pediment above entrance door (south façade).	
284 Central Avenue	A	20	Residence: two and one half storey massing, red brick exterior with stone elements, high-pitched hipped roof with asphalt shingles, asymmetrical steeply-pitched front (south) facing gable, large brackets and decorative woodwork under gable eaves, tower with pyramidal roof (southwest elevation), two-storey bay windows, stone lintels and sills, stone foundation.	
286 Central Avenue	B	21	Residence: two and one half storey massing, red brick exterior, high-pitched cross gable roof with metal shingles, gabled dormer with decorative woodwork and finial, high-pitched asymmetrical front (south) facing gable, decorative woodwork and half-timbering in gable peak, large wood brackets and dentils under eaves, stone lintels and sills, two-storey bay windows, partial porch over main entry with wood columns on stone bases, brick chimney.	
288-290 Central Avenue	B	22	Residence: two and one half storey massing, red brick exterior, high-pitched hipped roof with asphalt shingles, central high-pitched front (south) facing gable, decorative wood shingling and half-timbering in gable peak, second-storey balcony with spindlework and large brackets, two-storey bay windows, large wood brackets under wide eaves, stone	



HERITAGE IMPACT STATEMENT: 560 AND 562 WELLINGTON STREET, CITY OF LONDON, ONTARIO

Study Area Description
November 17, 2016





Table 1: Heritage Resources

Municipal Address	Rating	HR	Heritage Attributes	Photograph
			lintels and sills, large glass panes bounded by smaller panes, brick chimneys.	
291 Central Avenue	B	23	Residence: two and one half storey massing, smooth red brick exterior, high-pitched hipped roof with asphalt shingles, gabled dormer windows, two-storey full verandah with wood columns and balustrades, stone lintels and sills, leaded glass window transoms, brick chimney.	
292 Central Avenue	B	24	Residence: two and one half storey massing, London white brick exterior, high-pitched cross gable roof with asphalt shingles, asymmetrical front (south) facing gable, decorative woodwork in gable peaks, full porch with entry pediment, wood columns and balustrade, louvered wood shutters, wood corner brackets, stone sills and lintels, brick chimney.	
293 Central Avenue	A	25	Residence: two and one half storey massing, red brick exterior, high-pitched hipped roof with asphalt shingles, asymmetrical front (north) facing gable, gable peak is half-timbered with leaded glass window, tower with pyramidal roof with fish scale shingles and finial, partial porch with pediment entry, wood columns on stone bases, wide cornice under upper eaves, entrance door with sidelights and transom, brick chimney.	

HERITAGE IMPACT STATEMENT: 560 AND 562 WELLINGTON STREET, CITY OF LONDON, ONTARIO

Study Area Description
November 17, 2016





Table 1: Heritage Resources

Municipal Address	Rating	HR	Heritage Attributes	Photograph
294 Central Avenue	B	26	Residence: two and one half storey massing, London white brick exterior, high-pitched hipped roof with asphalt shingles, asymmetrical high-pitched front (south) facing gable, decorative woodwork in gable peak, bay windows, wood brackets under wide eaves, stone lintels and sills, stone foundation, brick chimneys.	
295 Central Avenue	B	27	Residence: two and one half storey massing, red brick exterior, high-pitched hipped roof with lower gable roofs, asphalt shingles, asymmetrical high-pitched front (north) facing gable, half-timbering in gable peak, wood brackets under eaves, stone lintels and sills, partial porch over entrance, stone foundation, brick chimney.	
297-299 Central Avenue	C	28	Residence: two and one half storey massing, red brick exterior, steeply-pitched hipped roof with lower gable roofs, decorative fish scale shingles, symmetrical front (north) facing gables, central gabled dormer window, full porch with central large entry pediment, stone lintels, window transoms, large panes of glass bounded by smaller panes (dormer windows), wood columns on brick bases.	
298 Central Avenue	A	29	Residence: two and one half storey massing, London white brick exterior, irregular high-pitched hipped roof with lower gable peaks, decorative shingles, inset gable window with decorative finial, asymmetrical medium-pitched front (south) facing gable with decorative finial, decorative bargeboard in gable peak, return eaves on gable peak, small brackets under eaves, partial porch with pediment entry, wood columns on stone bases, stone	

HERITAGE IMPACT STATEMENT: 560 AND 562 WELLINGTON STREET, CITY OF LONDON, ONTARIO

Study Area Description
November 17, 2016

Table 1: Heritage Resources

Municipal Address	Rating	HR	Heritage Attributes	Photograph
			foundation.	
301-303 Central Avenue	C	30	Residence: two and one half storey massing, red brick exterior, high-pitched hipped roof with asphalt shingles, hipped roof dormers, stone lintels and sills, full porch with entry pediment, wood columns and balustrade, transom windows.	
302 Central Avenue	A	31	Residence: two and one half storey massing, London white brick exterior, high-pitched cross gable roof with slate fish scale shingles, asymmetrical front (south) facing gable peak, decorative woodwork and shingling in gable peak, decorative scroll brackets under eaves, two storey full verandah, wood columns on stone bases, two storey bay windows, brick chimney.	
305 Central Avenue	A	32	Residence: two and one half storey massing, red exterior, a high-pitched irregular roof with multiple gables, asymmetrical front (south) facing gable peak with decorative woodwork and shingling, tower with conical roof, topped with a finial, partial front wood porch, bay windows, stone lintels, and brick chimney.	
307 Central Avenue	B	33	Residence: two and one half storey massing, London white brick exterior, medium-pitched cross gable roof, an asymmetrical front (north) facing gable peak with decorative woodwork, brackets and shingling, partial porch, stone lintels, voussoir arch (north elevation), and brick chimney.	

HERITAGE IMPACT STATEMENT: 560 AND 562 WELLINGTON STREET, CITY OF LONDON, ONTARIO

Study Area Description
November 17, 2016


Table 1: Heritage Resources

Municipal Address	Rating	HR	Heritage Attributes	Photograph
304 Central Avenue	B	34	Residence: two and one half storey massing, stucco exterior, high-pitched irregular roof, with multiple level gables, symmetrical gable peaks on the front (south) façade, with decorative woodwork and shingling, stone sills, a gable entrance pediment, and brick chimney.	
311 Central Avenue	D	N/A	None identified.	
550 Wellington Street	B	N/A	Community Centre: three storey irregular massing, concrete exterior and modern siding, smooth exterior, large glass skylight, flat roof with parapet.	
520 Wellington Street	D	N/A	None identified.	
580 Clarence Street (Victoria Park)	A	35	Recreational Area: Entrance gates displaying the name "Victoria Park," archaeological remains of the framed infantry barracks, remaining elements of the English parkland layout with winding pathways, tree lined walkways, fountains, gardens and bandstand, the 1912 Boer War Monument, 1934 Cenotaph, three military cannons, Holly Roller Tank, Veterans Memorial Gardens and Carillon.	

HERITAGE IMPACT STATEMENT: 560 AND 562 WELLINGTON STREET, CITY OF LONDON, ONTARIO

Study Area Description
November 17, 2016

Table 1: Heritage Resources

Municipal Address	Rating	HR	Heritage Attributes	Photograph
300 Princess Avenue	A	36	Residence: two and one half storey massing, red brick exterior, irregular high-pitched roof, asymmetrical front (south) facing steeply-pitched gable, that has decorative woodwork, dentils, pilasters, and leaded glass windows, central square tower that rises above the roofline, with a pyramidal roof, and fish scale shingles, partial front porch, with an enclosed upper storey balcony, stone sills, lintels, and arches.	

4.3 VIEWS, VISTAS AND STREETScape

The viewscape to and from 560 Wellington is quite varied and entirely dependent on the vantage point to a degree where the views, especially from Victoria Park can change within several paces. The visual context is the residential nature of Wolfe Street to the east of the subject site, and residential houses north of the subject site. To the west, Victoria Park, the viewscape is of parkland. To the south the visual context is more mixed use due to the presence of the parking lot and Centennial Hall.

Walking towards the property on Wolfe Street (westerly direction), the viewscape is that of a confined corridor. Houses on the north and south side confine the views, and the viewscape is further confined by the deciduous street trees, which in leaf greatly narrows the view, reduces its terminus (visual distance), and blocks out upward views.

Approaching Wellington Street, the corridor view opens due to the presence of the parking lot and Centennial Hall to the south. The residential character is lost at this point. The view from Victoria Park to 560 Wellington is of mixed usage as well, except for the residential houses north of the subject site. Views along Wellington Street become an open corridor view, due to reduced boulevard sizes along Wellington and the inconsistency of trees, spacing, and sizes.



Views from Victoria Park to the subject site, as noted are entirely dependent on a precise vantage point. Open views, filtered views, and blocked views depend on the presence of vegetation, especially evergreen material directly between the vantage point and 560 Wellington. This is consistent through the park. In some cases, evergreen material block or obscure views from nodal points, such as seating areas along the paths, whereas other points have direct open views from the park to the subject site. Two key type of views were identified; those within or from Victoria Park and those within or from the WWHCD.

HERITAGE IMPACT STATEMENT: 560 AND 562 WELLINGTON STREET, CITY OF LONDON, ONTARIO

Study Area Description
November 17, 2016

Within the WWHCD Plan, no reference is made to specific views that are protected. Rather, views are discussed generally. Therefore, an inventory of views as they related to the study area was completed. Tables 2 and 3 address views.



Table 2: Views from Nodal Points in Victoria Park

View Photo	Direction	Description
	<p>View looking north (towards the subject site) from the southeast end of Victoria Park</p>	<p>The viewscape is a panoramic view in Victoria Park.</p> <p>The foreground contains a circular paved area with pathways branching off through the park, park benches, garden area.</p> <p>The middle ground contains groomed park land, with mature deciduous and coniferous vegetation.</p> <p>View terminates at buildings on Wellington Street and is filtered by the middle ground vegetation.</p>
	<p>View looking northeast (towards subject site) from the southwest entrance to Victoria Park</p>	<p>The viewscape is a panoramic view in Victoria Park.</p> <p>The foreground contains stone park entrance feature and shrubbery. The middle ground contains pathways, groomed park lawn, deciduous and coniferous vegetation. The view terminates at buildings on Wellington Street, and is filtered by the middle ground vegetation.</p>

HERITAGE IMPACT STATEMENT: 560 AND 562 WELLINGTON STREET, CITY OF LONDON, ONTARIO

Study Area Description
November 17, 2016

Table 2: Views from Nodal Points in Victoria Park

View Photo	Direction	Description
	<p>View looking north-northwest along the lane parallel to Wellington Street, historically a tree-lined carriageway. Mature historic trees have been replaced</p>	<p>The viewscape is a terminating view corridor at the edge of Victoria Park.</p> <p>The foreground contains small stone park entrance features and multi-coloured paving.</p> <p>The middle ground contains a linear concrete walkway and vegetation.</p> <p>The view terminates at the apartment building on Pall Mall Street, and is filtered by vegetation.</p>
	<p>View looking north-northwest along the Wellington Street</p>	<p>The Viewscape is a terminating view corridor.</p> <p>The foreground contains the southeast park entrance feature, paving and traffic lanes on Wellington Street.</p> <p>The middle ground contains park trees lining the boulevard along Wellington Street, and buildings on the east side of Wellington.</p> <p>The view terminates at the apartment building on Pall Mall Street, and is somewhat filtered by vegetation.</p>

HERITAGE IMPACT STATEMENT: 560 AND 562 WELLINGTON STREET, CITY OF LONDON, ONTARIO

Study Area Description
November 17, 2016


Table 2: Views from Nodal Points in Victoria Park

View Photo	Direction	Description
	<p>View looking southeast from the northwestern entrance to Victoria Park</p>	<p>The viewscape is a panoramic view in Victoria Park.</p> <p>The foreground contains park pathways and site furniture.</p> <p>The middle ground contains groomed park lawn, pathways and vegetation.</p> <p>The view terminates at buildings on Wellington Street, but is filtered by deciduous and coniferous vegetation.</p>
	<p>View looking north-north east towards the subject site from the South African War monument in Victoria Park</p>	<p>The viewscape is a panoramic view in Victoria Park.</p> <p>The foreground contains groomed park lawn.</p> <p>The middle ground contains deciduous and coniferous vegetation.</p> <p>The view terminates at buildings on Wellington Street, and is filtered by vegetation.</p>
	<p>View looking northeast from the bandstand and skating rink in Victoria Park to the subject site</p>	<p>The viewscape is an open panoramic view of Victoria Park.</p> <p>The foreground contains the concrete area in front of the bandstand, used for summer concerts and winter skating.</p> <p>The middle ground contains park benches and vegetation.</p> <p>The view terminates at buildings on the east site of Wellington Street, and is filtered by deciduous and coniferous trees.</p>

HERITAGE IMPACT STATEMENT: 560 AND 562 WELLINGTON STREET, CITY OF LONDON, ONTARIO

Study Area Description
November 17, 2016




Table 2: Views from Nodal Points in Victoria Park

View Photo	Direction	Description
	<p>View looking east from the northwestern path intersection area</p>	<p>The viewscape is an open panoramic view of Victoria Park.</p> <p>The foreground contains groomed park lawn and park furniture.</p> <p>The middle ground contains park pathways and vegetation.</p> <p>The view terminates at buildings on the east side of Wellington Street, and is partially filtered by deciduous trees.</p>

HERITAGE IMPACT STATEMENT: 560 AND 562 WELLINGTON STREET, CITY OF LONDON, ONTARIO

Study Area Description
November 17, 2016




Table 3: Views from Gateway Intersections in the WWHCD

View Photo	Direction	Description
	<p>View looking east-northeast along Dufferin Street from Richmond Street</p>	<p>The viewscape is a continuing view corridor (vista), that continues eastward along Dufferin Avenue.</p> <p>The foreground contains St. Peter's Cathedral on the north side of the street.</p> <p>The middle ground contains Victoria Park.</p> <p>The view continues along the street and is framed by vegetation and a mixture of commercial, civic/institutional and residential buildings, including City Hall.</p>
	<p>View looking south-southeast along Wellington Street from Pall Mall Street</p>	<p>The viewscape is a continuing view corridor (vista).</p> <p>The foreground contains two storey residential buildings, with mature vegetation in yards, and grassed boulevards.</p> <p>The middle ground contains similar features.</p> <p>The background contains taller commercial buildings outside of the HCD in the downtown core, including 1 London Place.</p>
	<p>View looking north-northwest along Wellington Street from Queens Avenue</p>	<p>The viewscape is a terminating view corridor (vista).</p> <p>The foreground contains the London Life commercial building on the west side and four storey apartment buildings on the east side. The foreground also contains memorial statues in the Centre boulevard.</p> <p>The middle ground contains a church and City hall on the west side of the street.</p> <p>The view terminates at Pall Mall Street, but the view is partially filtered by</p>

HERITAGE IMPACT STATEMENT: 560 AND 562 WELLINGTON STREET, CITY OF LONDON, ONTARIO

Study Area Description
November 17, 2016





Table 3: Views from Gateway Intersections in the WWHCD

View Photo	Direction	Description
	<p>View looking south-southeast along Waterloo Street from Pall Mall Street</p>	<p>vegetation along the street.</p> <p>The viewscape is a continuing view corridor (vista).</p> <p>The foreground contains an eight storey apartment building on the east side, and two storey residential dwellings on the west side. Both sides of the street contain wide grassed boulevards and vegetation.</p> <p>The middle ground contains one to two storey residential properties with similar setbacks.</p> <p>The background contains similar features, as well as taller apartment buildings on the west side. Views are partially filtered by vegetation.</p>
	<p>View looking west-southwest along Central Avenue from Waterloo Street</p>	<p>The viewscape is a terminating view corridor (vista).</p> <p>The foreground contains a development site and eight storey apartment building on the south side of the street, and two and one half storey residential dwellings on the north side, with similar setbacks, mature vegetation and grassed boulevards.</p> <p>The middle ground primarily contains two and one half storey dwellings, mature vegetation and grassed boulevards.</p> <p>The view terminates at Richmond Street, but it somewhat filtered by vegetation.</p>
	<p>View looking north-northwest along Waterloo Street from Queens Avenue</p>	<p>The viewscape is a continuing view corridor (vista).</p> <p>The foreground contains a two and one half residential building and a large church, vegetation and grassed boulevards.</p>

HERITAGE IMPACT STATEMENT: 560 AND 562 WELLINGTON STREET, CITY OF LONDON, ONTARIO

Study Area Description
November 17, 2016



Table 3: Views from Gateway Intersections in the WWHCD

View Photo	Direction	Description
		<p>The middle ground contains two-two and one half storey residential buildings with a similar setback, grassed boulevards and mature trees.</p> <p>The background contains similar features, and vegetation begins to screen views of buildings as the view corridor continues northward.</p>
	View looking west-southwest along Dufferin Avenue from Waterloo Street	<p>The viewscape is a terminating view corridor (vista).</p> <p>The foreground contains low-rise properties near the intersection with deep setbacks, and vegetation.</p> <p>The middle ground contains taller buildings, including City Hall, apartment building, and a church with spire.</p> <p>The view terminates at a nine storey commercial building on Richmond Street.</p>
	View looking north-northwest along Waterloo Street from Princess Avenue	<p>The viewscape is a continuing view corridor (vista).</p> <p>The foreground, middle ground and background contain two to three storey buildings, primarily single detached houses or former dwellings converted to commercial properties, as well as wide grassed boulevards and mature trees. The continue view along Waterloo Street is partially filtered by vegetation.</p>
	View looking north-northwest along Colborne Street from Queens Avenue	<p>The viewscape is a continuing view corridor (vista).</p> <p>The foreground contains a nine storey apartment building on the west side, and a large two and one half storey residence (facing Queen Street) on the east side, with grassed boulevards and sidewalks.</p> <p>The middle ground contains two to two and one half storey buildings with similar</p>

HERITAGE IMPACT STATEMENT: 560 AND 562 WELLINGTON STREET, CITY OF LONDON, ONTARIO

Study Area Description
November 17, 2016


Table 3: Views from Gateway Intersections in the WWHCD

View Photo	Direction	Description
		<p>setbacks, grassed boulevards and vegetation.</p> <p>The background contains similar features and is partially screened by vegetation.</p>
	<p>View looking west-southwest along Queens Avenue from Peter Street</p>	<p>The viewscape is a continuing view corridor (vista).</p> <p>The foreground contains a nine storey apartment building on the north side, and two and one half storey semi-detached dwellings on the south side, with grassed boulevards and vegetation.</p> <p>The middle ground contains two and one half storey residences at similar setbacks on the north side, and a fenced field of the secondary school on the south side, with grassed boulevards and some vegetation.</p> <p>The background contains taller apartment and commercial buildings, with views partially filtered by vegetation.</p>
	<p>View looking west-southwest along Central Avenue from Colborne Street</p>	<p>The viewscape is a terminating view corridor (vista).</p> <p>The foreground contains two and one half storey houses and grassed boulevards, with some vegetation further from the street.</p> <p>The middle ground contains similar features as well as an eight storey apartment building on the south side, partially filtered by vegetation.</p> <p>The view terminates at commercial buildings on Richmond Street, with views partially filtered by vegetation.</p>

HERITAGE IMPACT STATEMENT: 560 AND 562 WELLINGTON STREET, CITY OF LONDON, ONTARIO

Study Area Description
November 17, 2016

Table 3: Views from Gateway Intersections in the WWHCD

View Photo	Direction	Description
	<p>View looking west-southwest along Central Avenue from Maitland Street</p>	<p>The viewscape is a terminating view corridor (vista).</p> <p>The foreground contains one to two storey residential and commercial buildings, grassed boulevards and vegetation.</p> <p>The middle ground contains similar resources and a nine storey apartment building on the north side of the street.</p> <p>The view terminates at commercial buildings on Richmond Street. The view is partially filtered by vegetation.</p>

5.0 IDENTIFICATION OF CULTURAL HERITAGE VALUE OR INTEREST

5.1 ONTARIO REGULATION 9/06

The criteria for determining CHVI are defined by *Ontario Regulation 9/06 (O. Reg. 9/06)*. The potential heritage resource is considered both as an individual structure as well as a potential cultural heritage landscape.

In order to identify CHVI at least one of the following criteria must be met:

1. The property has 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 property has 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 property has 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.

5.2 RESULTS

The subject site and study area are both located within the WWHCD, which is designated under Part V of the *Ontario Heritage Act*. Descriptions of the Heritage Character of the WWHCD and its heritage attributes are provided in Section 4.1 of this report.

All properties within the study area, except for 252 and 264 Central Avenue, are subject to Part V designation, and were given a ranking in the HCD Plan identifying their heritage contribution within the District. In order to assess potential impacts to properties within the study area, the individual properties were evaluated according to O. Reg. 9/06 of the *Ontario Heritage Act* to determine specific reasons for cultural heritage value or interest and to identify heritage attributes of which potential impacts of the proposed development could be assessed against.

Appendix C contains evaluations according to O. Reg. 9/06. In total, 36 properties in the study area (as shown in Table 1) were identified as having cultural heritage value. Heritage attributes were identified for these properties. In general, heritage attributes identified for the properties include the physical features such as form, massing, materials, roof types, and architectural details that contribute to the overall historic character of the WWHCD.

Views inventoried in this HIS were not assessed per O. Reg. 9/06 of the *Ontario Heritage Act*.

6.0 EVALUATION OF ANTICIPATED IMPACTS

6.1 DESCRIPTION OF THE PROPOSED UNDERTAKING

The proponent is proposing to remove two commercial buildings located at 560 and 562 Wellington Street, London, Ontario. In place of the two buildings, five and two stories respectively, the proponent is proposing to construct a 22 storey mixed-use building. The total height of the building proposed is 77.2 metres including a 13.1 metre podium upon which the 64.1 metre tower will be positioned. The first floor will contain commercial space with the second and third floors incorporating parking facilities. The remaining 19 storeys will be residential space. Appendix E contains proposed elevations.

6.2 RELATIONSHIP OF THE PROPOSED DEVELOPMENT TO DISTRICT POLICIES AND GUIDELINES

This HIS includes an overview of the relevant planning policies, land use policies, and heritage conservation district policies of the WWHCD in Section 3.0. The proposed development includes residential and commercial land uses, and is consistent with expanding residential use within the WWHCD, though does so at a scale that is denser than the predominant fabric of the HCD. The adjacent City Hall Precinct lands have been zoned for higher density use, allowing up to 90 metres, after the 2008 WWHCD Plan.

The WWHCD plan does not preclude high density development and, in fact, understands that in specific areas this is appropriate. What the plan does require is that where a change is being proposed to the district consideration of the impacts is undertaken. Where an impact is identified, mitigation strategies must be prepared to lessen those impacts. In some cases, such as vibration effects, mitigation will eliminate the potential for an impact. However, in other cases such as the change to a view, strategies will not eliminate the change but rather lessen the impact. These impacts are measured below as required and mitigation strategies have been prepared. Before undertaking this assessment, an understanding of the applicable policies is needed.

Of particular importance to the relationship of change management and district policies and guidelines is an understanding of the varied character of the WWHCD. The district policy, by design, speaks to generalities such as the dominant character of the area or uses of public spaces. The subject site, however, diverges from the wider character of the WWHCD in that it contains mid-century purpose built commercial properties. This differs with the wider heritage character of the district as it represents an evolution of the Wellington Street corridor from Dufferin Street to Central Avenue. In addressing the relationship of the proposed development to the district policies and guidelines, this understanding of evolution should be considered. The following table provides a discussion of the WWHCD policies and how the proposed development relates to those policies.

HERITAGE IMPACT STATEMENT: 560 AND 562 WELLINGTON STREET, CITY OF LONDON, ONTARIO

Evaluation of Anticipated Impacts
November 17, 2016

Table 4: District Policy Discussion

Policy	Discussion
Development Pattern	
<p>Maintain the residential amenity and human scale by ensuring that the low density residential land use character remains dominant.</p>	<p>The low density residential character would remain dominant in the WWHCD, as the proposed development is located on properties currently containing commercial properties, and would not result in the removal of low density residential buildings. The properties where the development is proposed have evolved from the origins of low density residential land use. These properties have transitioned from their historic use to purpose built commercial buildings. This transition is articulated largely to the south of the proposed development in the adjacent parking lot where zoning has been changed to allow for high-rise style multi-unit development, the civic buildings including Centennial Hall and City Hall, and some higher density apartment buildings positioned in between the two civic buildings. Maintenance of the low density residential land use is found north and east of the properties; this character will not be altered as a result of the proposed development</p> <p>To address the human scale, the proposed development includes a three storey podium that would reintroduce a pedestrian centred experience along Wellington Street from Wolfe Street to Central Avenue. While the residential tower facilitates for intensification, the podium will be the primary experience of the development. Elements of the residential character of WWHCD have been incorporated into the podium including red and buff-yellow brick, undulating bays, and consistent setback with adjacent properties.</p>
<p>New land uses that are out of keeping with the general residential character of the District, or would have a negative impact on it, are discouraged.</p>	<p>The proposed development maintains a residential character, but would be of greater density than the dominant character.</p>
<p>Higher intensity uses or redevelopment opportunities shall be focused outside of the residential district and in areas designated for intensification.</p>	<p>The proposed development is located towards the edge of the residential district and is adjacent to the City Hall Precinct where intensification is anticipated and zoning permits heights up to 90 metres. The proposed development is approximately 78 metres in height. While the residential portion of the WWHCD is not defined, it is understood that the properties where the development is proposed are not characteristic of the residential district.</p>
<p>Where new uses or intensification is proposed, adaptive reuse of the existing heritage building stock should be considered wherever feasible.</p>	<p>The existing buildings on the site are not heritage buildings, and as such adaptive re-use is not proposed. The buildings do contain masonry materials that are consistent with the character of</p>



HERITAGE IMPACT STATEMENT: 560 AND 562 WELLINGTON STREET, CITY OF LONDON, ONTARIO

Evaluation of Anticipated Impacts
November 17, 2016

Table 4: District Policy Discussion

Policy	Discussion
	the surrounding area, and there may be opportunities to salvage some of these materials for use in landscaping features.
Severances which would create new lots are strongly discouraged, unless the resulting properties are of similar size and depth to existing adjacent lots.	N/A
Where original detached residential buildings are lost due to unfortunate circumstances such as severe structural instability, fire or other reasons, the setback of replacement buildings shall be consistent with the original building.	N/A
Parking for new or replacement dwellings is to be located in driveways at the side of the dwelling or in garages at the rear of the main building whenever possible. New attached garages extending beyond the front of the dwelling are not permitted.	The proposed development driveway entrance is located at the side of the building, and does not project beyond the front façade.
Heritage Buildings: Alterations and Additions	
Minor exterior alterations and additions to buildings shall be permitted provided such alterations are not within any front or exterior side yard.	N/A
Structural alterations to the exterior of buildings visible from the street are not permitted in the event of residential conversions. Any exterior stairs or fire escapes are to be enclosed and kept away from the front or street facing façade of the structure.	N/A
Additions shall be subordinate to the original structure to allow the original heritage features and built form to take visual precedence on the street.	N/A
Heritage Buildings: Demolition	
The demolition of heritage buildings in the District is strongly discouraged.	The buildings on the existing site were added in the 1960s and 1970s and were not determined to contain cultural heritage value or interest, though their form contributes to the general streetscape character.
Any proposal to demolish a heritage building or portion of a heritage building within the District shall require approval from the municipality.	The buildings on the existing site were added in the 1960s and 1970s and not determined to contain cultural heritage value or interest, though their form contributes to the general streetscape character. The heritage permit process may apply.
Where demolition of a heritage building is proposed, the property owner shall provide supporting documentation demonstrating appropriate reasons for the demolition.	The buildings on the existing site were added in the 1960s and 1970s and not determined to contain cultural heritage value or interest, though their form contributes to the general streetscape character. The heritage permit process may apply.

HERITAGE IMPACT STATEMENT: 560 AND 562 WELLINGTON STREET, CITY OF LONDON, ONTARIO

Evaluation of Anticipated Impacts
November 17, 2016

Table 4: District Policy Discussion

Policy	Discussion
In situations where demolition is approved by Council, written and / or photographic documentation of any notable architectural features and construction techniques may be required to create a record of the building and its components.	Documentation prior to demolition is recommended.
Reclamation of suitable building materials such as windows, doors, mouldings, columns, bricks, etc. for potential reuse in a new building on the site or as replacement components for other buildings in the neighbourhood which require repair and restoration over time is strongly encouraged if demolition is approved for any heritage buildings in the District.	Reclamation of select building materials, where feasible, is recommended.
New Development	
New buildings shall respect and be compatible with the heritage character of the West Woodfield area, through attention to height, built form, setback, massing, material and other architectural elements.	The proposed development is a higher density structure than the existing character surrounding the site. The proposed design includes a three storey podium to respond to this policy that would reflect adjacent setbacks, materials, and architectural treatments. The higher density tower above the podium would be of a greater density than the existing density in the area. To address the higher density, the proposed development includes a three storey podium and design elements that speak to massing and surrounding architectural elements including building materials. The podium further reinstates a consistent setback along Wellington Street which speaks to the historical setback of the streetscape.
Design guidelines provided in Section 8 of this Plan will also be used to review and evaluate proposals for new buildings to ensure that new development is compatible with the adjacent context.	The proposed development would be required to respond to design guidelines. Some guidelines, such as materials, architectural treatment, setbacks etc. can be met in the podium. Others, such as transitioning to neighbouring properties, may be more difficult to meet with the tower form, as higher density development has not yet occurred within the adjacent City Hall Precinct. It is understood that this high density infill is anticipated through zoning changes that have taken place since acceptance of the WWHCD Plan in 2008.
In cases where the new building is replacing a highrise, the height should be restricted to match the existing building plus or minus one floor.	N/A Note: This policy relates specifically to 'highrises'. The WWHCD Plan does not classify what constitutes a "high rise". The existing five storey building could likely be characterized as a mid-rise building, in which case this policy is not applicable. The intent of the policy appears to be that where higher density development does exist within the HCD, a similar

HERITAGE IMPACT STATEMENT: 560 AND 562 WELLINGTON STREET, CITY OF LONDON, ONTARIO

Evaluation of Anticipated Impacts
November 17, 2016

Table 4: District Policy Discussion

Policy	Discussion
	scale is appropriate if the site is to be redeveloped.
Where zoning permits higher buildings, studies on shading, loss of view, increased traffic, noise and parking congestion should be conducted and measures taken to mitigate the potential effects.	The proposed development, in applying for a zone change, is completing these studies.
Public Realm	
Approvals for municipal works projects that contradict the objectives of this Plan shall follow the Heritage Alteration Permit process as detailed in Section 6.	N/A
Mature street trees are to be protected and preserved unless they present a public safety hazard or are in a serious state of decline due to age or disease. When removal of street trees is required, they should be replaced with new trees of an appropriate size and species as determined by the City of London Planning and Development Department and the Urban Forester.	One street tree is located on the property. Replanting and landscape plans are recommended to respond to this policy if the tree must be removed. A change in soil conditions should also be considered including restoration where feasible and improvements where restoration is considered infeasible.
The City is encouraged to implement a street tree planting program to fill in gaps that exist in the neighbourhood in order to enhance canopy coverage.	The proposed development should include a landscape plan that can respond to this policy. The landscape plan must consider the findings of this HIS and the WWHCD Plan requirements.
Landscaping that complements the existing landscapes of the district, screens parking areas and contributes to the overall pedestrian quality is encouraged for all new development. Specific landscape elements will be governed by Site Plan Approval requirements.	The proposed development should include a landscape plan that can respond to this policy. The landscape plan must consider the findings of this HIS and the WWHCD Plan requirements.
The City is encouraged to adopt a heritage tree designation policy. The process for selecting and designating a heritage tree should be a collaborative process between the Forestry Group and LACH.	N/A
Retention of existing grass boulevards and street trees throughout the neighbourhood is strongly encouraged whenever repairs or improvements are made to roads, sidewalks or underground services. Should removal of trees and boulevards be unavoidable as part of the infrastructure works, every effort should be made to replace them upon completion of the work.	N/A
Existing road right-of-ways and widths of paved surfaces should not be increased unless required for reasons of public health and safety or where previously indicated for the provision of bike lanes.	N/A

HERITAGE IMPACT STATEMENT: 560 AND 562 WELLINGTON STREET, CITY OF LONDON, ONTARIO

Evaluation of Anticipated Impacts
November 17, 2016

Table 4: District Policy Discussion

Policy	Discussion
Where required, street furnishings, including benches, garbage cans, bicycle racks and other components, should be consistent throughout the neighbourhood and be of a style and material that complements the heritage attributes of the District, as well as those furnishings that are already established in Victoria Park.	The proposed development should include a landscape plan that can respond to this policy. The landscape plan must consider the findings of this HIS and the WWHCD Plan requirements.
City of London street signage for heritage conservation districts should be erected in order to identify the area as a Heritage Conservation District.	N/A
Victoria Park: The interpretive feature that is planned for the Woodfield Corner should serve to raise awareness of the District's history and heritage attributes. Emphasis should be placed on preservation of the trees and the growing environment.	N/A

6.3 IMPACT ASSESSMENT

6.3.1 Approach

Where a heritage resource was identified in the study area, an assessment of potential impacts as a result of the proposed development was undertaken. In addition to heritage resources identified, viewsapes were also assessed for potential impact. As per InfoSheet #5, the seven potential negative impacts for which the study area was assessed include:

- **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 viability of a natural feature or plantings, such as a garden;
- **Isolation** of a heritage attribute from its surrounding environment, context or a 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 alteration to fill in the formerly open spaces; and
- **Land disturbances** such as a change in grade that alters soils, and drainage patterns that adversely affect an archaeological resource. (Government of Ontario 2006)

In addition to direct impacts related to destruction, this HIS also evaluated the potential for indirect impacts resulting from the vibrations of construction and the transportation of Project



HERITAGE IMPACT STATEMENT: 560 AND 562 WELLINGTON STREET, CITY OF LONDON, ONTARIO

Evaluation of Anticipated Impacts
November 17, 2016

components and personnel. This was categorized together with land disturbance. Although the effect of traffic and construction vibrations on historic period structures is not fully understood, negative effects have been demonstrated on buildings with a setback of less than 40 metres from the curbside (Crispino and D'Apuzzo 2001; Ellis 1987; Rainer 1982; Wiss 1981). The proximity of the proposed development to heritage resources was considered in this assessment.

Furthermore, an understanding of land disturbances has been evaluated with regards to the potential to disturb tree root zones. This arises from the identification of mature trees and tree canopies as an important characteristic of the WWHCD. Therefore, while this HIS does not address archeological potential it does address potential impacts to the soil which may result in a change of conditions such that trees may be negatively impacted. Where this was noted, mitigation measures have been prepared to lessen this impact and protect native soils, where feasible.

6.3.2 Subject Site and Adjacent Properties

Table 5: Evaluation of Potential Impacts

Address	Direct Impact		Indirect Impact					Discussion
	Destruction	Alteration	Shadows	Isolation	Obstruction	Change in Land Use	Land Disturbances	
294 Wolfe Street	NA	NA	NA	NA	NA	NA	P	The heritage resource is positioned outside of subject site. However, its position within 40 metres of project activities suggests the potential for indirect impacts resulting from vibrations. This is categorized as land disturbance during construction activities. Therefore, measures must be prepared to mitigate potential indirect impacts.
296-298 Wolfe Street	NA	NA	NA	NA	NA	NA	P	The heritage resource is positioned outside of subject site. However, its position within 40 metres of project activities suggests the potential for indirect impacts resulting from vibrations. This is categorized as land disturbance during construction activities. Therefore, measures must be prepared to mitigate potential indirect impacts.
297 Wolfe Street	NA	NA	NA	NA	NA	NA	P	The heritage resource is positioned outside of subject site. However, its position within 40 metres of project activities suggests the potential for indirect impacts resulting from vibrations. This is

HERITAGE IMPACT STATEMENT: 560 AND 562 WELLINGTON STREET, CITY OF LONDON, ONTARIO

Evaluation of Anticipated Impacts
November 17, 2016

Table 5: Evaluation of Potential Impacts

Address	Direct Impact		Indirect Impact					Discussion
	Destruction	Alteration	Shadows	Isolation	Obstruction	Change in Land Use	Land Disturbances	
								categorized as land disturbance during construction activities. Therefore, measures must be prepared to mitigate potential indirect impacts.
298 ½ Wolfe Street	NA	NA	NA	NA	NA	NA	P	The heritage resource is positioned outside of subject site. However, its position within 40 metres of project activities suggests the potential for indirect impacts resulting from vibrations. This is categorized as land disturbance during construction activities. Therefore, measures must be prepared to mitigate potential indirect impacts.
299 Wolfe Street	NA	NA	NA	NA	NA	NA	P	The heritage resource is positioned outside of subject site. However, its position within 40 metres of project activities suggests the potential for indirect impacts resulting from vibrations. This is categorized as land disturbance during construction activities. Therefore, measures must be prepared to mitigate potential indirect impacts.
300 Wolfe Street	NA	NA	NA	NA	NA	NA	P	The heritage resource is positioned outside of subject site. However, its position within 40 metres of project activities suggests the potential for indirect impacts resulting from vibrations. This is categorized as land disturbance during construction activities. Therefore, measures must be prepared to mitigate potential indirect impacts.
302 Wolfe Street	NA	NA	NA	NA	NA	NA	NA	The heritage resource is positioned outside of the subject site but within the study area. However, it is positioned such that there are no risks anticipated resulting from construction. Therefore, no mitigation measures are required.
303 Wolfe Street	NA	NA	NA	NA	NA	NA	NA	The heritage resource is positioned outside of the subject site but within the study area. However, it is positioned such that there are no risks anticipated resulting from construction. Therefore, no mitigation measures are required.



HERITAGE IMPACT STATEMENT: 560 AND 562 WELLINGTON STREET, CITY OF LONDON, ONTARIO

Evaluation of Anticipated Impacts
November 17, 2016

Table 5: Evaluation of Potential Impacts

Address	Direct Impact		Indirect Impact					Discussion
	Destruction	Alteration	Shadows	Isolation	Obstruction	Change in Land Use	Land Disturbances	
307 Wolfe Street	NA	NA	NA	NA	NA	NA	NA	The heritage resource is positioned outside of the subject site but within the study area. However, it is positioned such that there are no risks anticipated resulting from construction. Therefore, no mitigation measures are required.
310-312 Wolfe Street	NA	NA	NA	NA	NA	NA	NA	The heritage resource is positioned outside of the subject site but within the study area. However, it is positioned such that there are no risks anticipated resulting from construction. Therefore, no mitigation measures are required.
309/311 Wolfe Street	NA	NA	NA	NA	NA	NA	NA	The heritage resource is positioned outside of the subject site but within the study area. However, it is positioned such that there are no risks anticipated resulting from construction. Therefore, no mitigation measures are required.
315 Wolfe Street	NA	NA	NA	NA	NA	NA	NA	The heritage resource is positioned outside of the subject site but within the study area. However, it is positioned such that there are no risks anticipated resulting from construction. Therefore, no mitigation measures are required.
317 Wolfe Street	NA	NA	NA	NA	NA	NA	NA	The heritage resource is positioned outside of the subject site but within the study area. However, it is positioned such that there are no risks anticipated resulting from construction. Therefore, no mitigation measures are required.
314 Wolfe Street	NA	NA	NA	NA	NA	NA	NA	The heritage resource is positioned outside of the subject site but within the study area. However, it is positioned such that there are no risks anticipated resulting from construction. Therefore, no mitigation measures are required.
318 Wolfe Street	NA	NA	NA	NA	NA	NA	NA	The heritage resource is positioned outside of the subject site but within the study area. However, it is positioned such that there are no risks anticipated resulting from construction. Therefore, no mitigation measures are required.
568	NA	NA	NA	NA	NA	NA	P	The heritage resource is positioned outside of



HERITAGE IMPACT STATEMENT: 560 AND 562 WELLINGTON STREET, CITY OF LONDON, ONTARIO

Evaluation of Anticipated Impacts
November 17, 2016

Table 5: Evaluation of Potential Impacts

Address	Direct Impact		Indirect Impact					Discussion
	Destruction	Alteration	Shadows	Isolation	Obstruction	Change in Land Use	Land Disturbances	
Wellington Street								<p>subject site. However, its position within 40 metres of project activities suggests the potential for indirect impacts resulting from vibrations. This is categorized as land disturbance during construction activities.</p> <p>Therefore, measures must be prepared to mitigate potential indirect impacts.</p>
570 Wellington Street	NA	NA	NA	NA	NA	NA	P	<p>The heritage resource is positioned outside of subject site. However, its position within 40 metres of project activities suggests the potential for indirect impacts resulting from vibrations. This is categorized as land disturbance during construction activities.</p> <p>Therefore, measures must be prepared to mitigate potential indirect impacts.</p>
572 Wellington Street	NA	NA	NA	NA	NA	NA	P	<p>The heritage resource is positioned outside of subject site. However, its position within 40 metres of project activities suggests the potential for indirect impacts resulting from vibrations. This is categorized as land disturbance during construction activities.</p> <p>Therefore, measures must be prepared to mitigate potential indirect impacts.</p>
256 Central Avenue	NA	NA	NA	NA	NA	NA	NA	<p>The heritage resource is positioned outside of the subject site but within the study area. However, it is positioned such that there are no risks anticipated resulting from construction.</p> <p>Therefore, no mitigation measures are required.</p>
262 Central Avenue	NA	NA	NA	NA	NA	NA	NA	<p>The heritage resource is positioned outside of the subject site but within the study area. However, it is positioned such that there are no risks anticipated resulting from construction.</p> <p>Therefore, no mitigation measures are required.</p>
264 Central Avenue	NA	NA	NA	NA	NA	NA	NA	<p>The heritage resource is positioned outside of the subject site but within the study area. However, it is positioned such that there are no risks anticipated resulting from construction.</p> <p>Therefore, no mitigation measures are required.</p>



HERITAGE IMPACT STATEMENT: 560 AND 562 WELLINGTON STREET, CITY OF LONDON, ONTARIO

Evaluation of Anticipated Impacts
November 17, 2016

Table 5: Evaluation of Potential Impacts

Address	Direct Impact		Indirect Impact					Discussion
	Destruction	Alteration	Shadows	Isolation	Obstruction	Change in Land Use	Land Disturbances	
268 Central Avenue	NA	NA	NA	NA	NA	NA	NA	The heritage resource is positioned outside of the subject site but within the study area. However, it is positioned such that there are no risks anticipated resulting from construction. Therefore, no mitigation measures are required.
284 Central Avenue	NA	NA	NA	NA	NA	NA	NA	The heritage resource is positioned outside of the subject site but within the study area. However, it is positioned such that there are no risks anticipated resulting from construction. Therefore, no mitigation measures are required.
286 Central Avenue	NA	NA	NA	NA	NA	NA	NA	The heritage resource is positioned outside of the subject site but within the study area. However, it is positioned such that there are no risks anticipated resulting from construction. Therefore, no mitigation measures are required.
288-290 Central Avenue	NA	NA	NA	NA	NA	NA	NA	The heritage resource is positioned outside of the subject site but within the study area. However, it is positioned such that there are no risks anticipated resulting from construction. Therefore, no mitigation measures are required.
291 Central Avenue	NA	NA	NA	NA	NA	NA	P	The heritage resource is positioned outside of subject site. However, its position within 40 metres of project activities suggests the potential for indirect impacts resulting from vibrations. This is categorized as land disturbance during construction activities. Therefore, measures must be prepared to mitigate potential indirect impacts.
292 Central Avenue	NA	NA	NA	NA	NA	NA	NA	The heritage resource is positioned outside of the subject site but within the study area. However, it is positioned such that there are no risks anticipated resulting from construction. Therefore, no mitigation measures are required.
293 Central Avenue	NA	NA	NA	NA	NA	NA	P	The heritage resource is positioned outside of subject site. However, its position within 40 metres of project activities suggests the potential for indirect impacts resulting from vibrations. This is



HERITAGE IMPACT STATEMENT: 560 AND 562 WELLINGTON STREET, CITY OF LONDON, ONTARIO

Evaluation of Anticipated Impacts
November 17, 2016

Table 5: Evaluation of Potential Impacts

Address	Direct Impact		Indirect Impact					Discussion
	Destruction	Alteration	Shadows	Isolation	Obstruction	Change in Land Use	Land Disturbances	
								categorized as land disturbance during construction activities. Therefore, measures must be prepared to mitigate potential indirect impacts.
294 Central Avenue	NA	NA	NA	NA	NA	NA	NA	The heritage resource is positioned outside of the subject site but within the study area. However, it is positioned such that there are no risks anticipated resulting from construction. Therefore, no mitigation measures are required.
295 Central Avenue	NA	NA	NA	NA	NA	NA	P	The heritage resource is positioned outside of subject site. However, its position within 40 metres of project activities suggests the potential for indirect impacts resulting from vibrations. This is categorized as land disturbance during construction activities. Therefore, measures must be prepared to mitigate potential indirect impacts.
297-299 Central Avenue	NA	NA	NA	NA	NA	NA	P	The heritage resource is positioned outside of subject site. However, its position within 40 metres of project activities suggests the potential for indirect impacts resulting from vibrations. This is categorized as land disturbance during construction activities. Therefore, measures must be prepared to mitigate potential indirect impacts.
298 Central Avenue	NA	NA	NA	NA	NA	NA	NA	The heritage resource is positioned outside of the subject site but within the study area. However, it is positioned such that there are no risks anticipated resulting from construction. Therefore, no mitigation measures are required.
301-303 Central Avenue	NA	NA	NA	NA	NA	NA	P	The heritage resource is positioned outside of subject site. However, its position within 40 metres of project activities suggests the potential for indirect impacts resulting from vibrations. This is categorized as land disturbance during construction activities. Therefore, measures must be prepared to mitigate potential indirect impacts.



HERITAGE IMPACT STATEMENT: 560 AND 562 WELLINGTON STREET, CITY OF LONDON, ONTARIO

Evaluation of Anticipated Impacts
November 17, 2016

Table 5: Evaluation of Potential Impacts

Address	Direct Impact		Indirect Impact					Discussion
	Destruction	Alteration	Shadows	Isolation	Obstruction	Change in Land Use	Land Disturbances	
302 Central Avenue	NA	NA	NA	NA	NA	NA	NA	The heritage resource is positioned outside of the subject site but within the study area. However, it is positioned such that there are no risks anticipated resulting from construction. Therefore, no mitigation measures are required.
550 Wellington Street	NA	NA	NA	NA	NA	NA	NA	The heritage resource is positioned outside of the subject site but within the study area. However, it is positioned such that there are no risks anticipated resulting from construction. Therefore, no mitigation measures are required.

NA = Not Anticipated

A = Anticipated

P = Potential for Impacts

6.3.3 Views, Vistas and Streetscape

Table 6: Evaluation of Potential Impacts to Views, Vistas and Streetscapes (Victoria Park)

View, Vista and Streetscape	Direct Impact		Indirect Impact					Discussion
	Destruction	Alteration	Shadows	Isolation	Obstruction	Change in Land Use	Land Disturbances	
View looking north (towards the subject site) from the southeast end of Victoria Park	NA	P	NA	NA	NA	NA	NA	This panoramic view will be altered since the proposed building will disrupt the contextual setting of the park. Specifically, the open skyline created by the 2-5 storey commercial buildings will be altered by the proposed development. Therefore, measures must be prepared to mitigate potential direct impacts.



Table 6: Evaluation of Potential Impacts to Views, Vistas and Streetscapes (Victoria Park)

View, Vista and Streetscape	Direct Impact		Indirect Impact					Discussion
	Destruction	Alteration	Shadows	Isolation	Obstruction	Change in Land Use	Land Disturbances	
View looking northeast (towards subject site) from the southwest entrance to Victoria Park	NA	P	NA	NA	NA	NA	NA	This panoramic view will be altered since the proposed building will disrupt the contextual setting of the park. Specifically, the open skyline created by 2-5 storey commercial buildings will be altered by the proposed development. Therefore, measures must be prepared to mitigate potential direct impacts.
View looking north-northwest along the lane parallel to Wellington Street, historically a tree-lined carriageway. Mature historic trees have been replaced	NA	P	NA	NA	NA	NA	NA	This terminating view corridor will be altered since the proposed building will disrupt the contextual setting of the park. Specifically, the open skyline created by the 2-5 storey commercial buildings will be altered by the proposed development. Further, the existing 2-5 storey streetscape along the east side of the street will be altered by the construction of the proposed development. No impacts to the former tree-lined carriageway is anticipated. Therefore, measures must be prepared to mitigate potential direct impacts.
View looking north-northwest along the Wellington Street	NA	P	NA	NA	NA	NA	NA	This terminating view corridor will be altered. Specifically, the open skyline created by the 2-5 storey commercial buildings will be disrupted by the proposed development. Further, the existing 2-5 storey streetscape along the east side of the street will be altered by the proposed development. Therefore, measures must be prepared to mitigate potential direct impacts.
View looking southeast from the northwestern entrance to Victoria Park	NA	P	NA	NA	NA	NA	NA	This panoramic view will be altered since the proposed building will disrupt the contextual setting of the park. Specifically, the open skyline created by 2-5 storey commercial buildings will be disrupted by the proposed development. Therefore, measures must be prepared to

Table 6: Evaluation of Potential Impacts to Views, Vistas and Streetscapes (Victoria Park)

View, Vista and Streetscape	Direct Impact		Indirect Impact					Discussion
	Destruction	Alteration	Shadows	Isolation	Obstruction	Change in Land Use	Land Disturbances	
								mitigate potential direct impacts.
View looking north-northeast east towards the subject site from the South African War monument in Victoria Park	NA	P	NA	NA	NA	NA	NA	This panoramic view will be altered since the proposed building will disrupt the contextual setting of the park. Specifically, the open skyline created by 2-5 storey commercial buildings will be disrupted by the proposed development. Therefore, measures must be prepared to mitigate potential direct impacts.
View looking northeast from the bandstand and skating rink in Victoria Park to the subject site	NA	P	NA	NA	NA	NA	NA	This panoramic view will be altered since the proposed building will disrupt the contextual setting of the park. Specifically, the open skyline created by the 2-5 storey commercial buildings will be disrupted by the proposed development. Therefore, measures must be prepared to mitigate potential direct impacts.
View looking east from the northwestern path intersection area	NA	P	NA	NA	NA	NA	NA	This panoramic view will be altered since the proposed building will disrupt the contextual setting of the park. Specifically, the open skyline created by the 2-5 storey commercial buildings will be disrupted by the proposed development. Therefore, measures must be prepared to mitigate potential direct impacts.

HERITAGE IMPACT STATEMENT: 560 AND 562 WELLINGTON STREET, CITY OF LONDON, ONTARIO

Evaluation of Anticipated Impacts
November 17, 2016

Table 7: Evaluation of Potential Impacts to Views, Vistas and Streetscapes (WWHCD)

View, Vista and Streetscape	Direct Impact		Indirect Impact					Discussion
	Destruction	Alteration	Shadows	Isolation	Obstruction	Change in Land Use	Land Disturbances	
View looking east-northeast along Dufferin Street from Richmond Street	NA	NA	NA	NA	NA	NA	NA	This vista will not be impacted by the proposed development since this viewscape is defined by the streetscape features along Dufferin Street. Therefore, no mitigation measures are required.
View looking south-southeast along Wellington Street from Pall Mall Street	NA	NA	NA	NA	NA	NA	NA	This vista will not be impacted by the proposed development since this viewscape is defined by the streetscape features along Wellington Street. Therefore, no mitigation measures are required.
View looking north-northwest along Wellington Street from Queens Avenue	NA	NA	NA	NA	NA	NA	NA	This vista will not be impacted by the proposed development since this viewscape is defined by the streetscape features along Wellington Street. Therefore, no mitigation measures are required.
View looking south-southeast along Waterloo Street from Pall Mall Street	NA	NA	NA	NA	NA	NA	NA	This vista will not be impacted by the proposed development since this viewscape is defined by the streetscape features along Waterloo Street. Therefore, no mitigation measures are required.
View looking west-southwest along Central Avenue from Waterloo Street	NA	NA	NA	NA	NA	NA	NA	This vista will not be impacted by the proposed development since this viewscape is defined by the streetscape features along Central Avenue. Therefore, no mitigation measures are required.
View looking north-northwest along Waterloo Street from Queens Avenue	NA	NA	NA	NA	NA	NA	NA	This vista will not be impacted by the proposed development since this viewscape is defined by the streetscape features along Waterloo Street. Therefore, no mitigation measures are required.
View looking west-	NA	NA	NA	NA	NA	NA	NA	This vista will not be impacted by the



HERITAGE IMPACT STATEMENT: 560 AND 562 WELLINGTON STREET, CITY OF LONDON, ONTARIO

Evaluation of Anticipated Impacts
November 17, 2016

Table 6: Evaluation of Potential Impacts to Views, Vistas and Streetscapes (Victoria Park)

View, Vista and Streetscape	Direct Impact		Indirect Impact					Discussion
	Destruction	Alteration	Shadows	Isolation	Obstruction	Change in Land Use	Land Disturbances	
southwest along Dufferin Avenue from Waterloo Street.								proposed development since this viewscape is defined by the streetscape features along Dufferin Street. Therefore, no mitigation measures are required.
View looking north-northwest along Waterloo Street from Princess Avenue	NA	NA	NA	NA	NA	NA	NA	This vista will not be impacted by the proposed development since this viewscape is defined by the streetscape features along Waterloo Street. Therefore, no mitigation measures are required.
View looking north-northwest along Colborne Street from Queens Avenue	NA	NA	NA	NA	NA	NA	NA	This vista will not be impacted by the proposed development since this viewscape is defined by the streetscape features along Colborne Street. Therefore, no mitigation measures are required.
View looking west-southwest along Queens Avenue from Peter Street	NA	NA	NA	NA	NA	NA	NA	This vista will not be impacted by the proposed development since this viewscape is defined by the streetscape features along Queens Avenue. Therefore, no mitigation measures are required.
View looking west-southwest along Central Avenue from Colborne Street	NA	NA	NA	NA	NA	NA	NA	This vista will not be impacted by the proposed development since this viewscape is defined by the streetscape features along Colborne Street. Therefore, no mitigation measures are required.
View looking west-southwest along Central Avenue from Maitland Street	NA	NA	NA	NA	NA	NA	NA	This vista will not be impacted by the proposed development since this viewscape is defined by the streetscape features along Central Avenue. Therefore, no mitigation measures are required.

6.3.4 Character of West Woodfield Heritage Conservation District

Table 8: Evaluation of Potential Impacts to WWHCD Character Attributes

HCD Heritage Attribute	Direct Impact		Indirect Impact					Discussion
	Destruction	Alteration	Shadows	Isolation	Obstruction	Change in Land Use	Land Disturbances	
Retention of historic homes dating from 1880 – 1914 amid redevelopment and conversion into multi-unit homes	NA	NA	NA	NA	NA	NA	NA	The proposed development occurs on a site that does not contain properties determined to contain cultural heritage value or interest or residential properties, and is not anticipated to impact this attribute of the HCD. Therefore, no mitigation measures are required
Diverse building stock reflective of the boom period of construction late 19 th and early 20 th century includes large and small scale homes as well as early apartment buildings	NA	NA	NA	NA	NA	NA	NA	The proposed development occurs on a site containing mid-to-late 20 th century buildings and is not anticipated to impact this attribute of the HCD. Therefore, no mitigation measures are required
The presence of founding churches of several denominations and early schools	NA	NA	NA	NA	NA	NA	NA	The proposed development does not take place on a site including founding churches or schools, and is not anticipated to impact this attribute of the HCD. Therefore, no mitigation measures are required
Institutional offices and meeting spaces a driving factor in conversions beginning in 1905	NA	NA	NA	NA	NA	NA	NA	The proposed development site does not occur on a site where residential buildings have been converted to other uses and is not anticipated to impact this attribute of the HCD. Therefore, no mitigation measures are required
Replacement of building fabric showing transition from residential to	NA	NA	NA	NA	NA	NA	NA	The proposed development does not occur on a site that has transitioned to landmark institutional use and is not anticipated to impact this attribute of the

HERITAGE IMPACT STATEMENT: 560 AND 562 WELLINGTON STREET, CITY OF LONDON, ONTARIO

Evaluation of Anticipated Impacts
November 17, 2016

Table 8: Evaluation of Potential Impacts to WWHCD Character Attributes

HCD Heritage Attribute	Direct Impact		Indirect Impact					Discussion
	Destruction	Alteration	Shadows	Isolation	Obstruction	Change in Land Use	Land Disturbances	
institutional use that became landmarks in their own right including the Queens Avenue Central Library (1939), the Masonic Temple (1964) and City Hall (1971)								HCD. Therefore, no mitigation measures are required
Large number of original buildings with a variety of styles and influences characteristic of the more popular styles of the periods during which they were built including Queen Anne, Edwardian and Italianate styles, particularly the one and one half storey Queen Anne gable front	NA	NA	NA	NA	NA	NA	NA	The proposed development does not occur on a site with original buildings dating to these eras of architectural style and is not anticipated to impact this attribute of the HCD. Therefore, no mitigation measures are required
Luxury accommodations with large proportions and high quality materials	NA	NA	NA	NA	NA	NA	NA	The proposed development is located on a site with purpose-built commercial buildings and is not anticipated to impact this attribute of the HCD. Therefore, no mitigation measures are required
Visual consistency in architecture including front porches, decorative gables, projecting bays, and recurring window forms and details	NA	A	NA	NA	NA	NA	NA	While it does not remove existing attributes, the proposed development is a different form or architecture than the dominant residential built form. Therefore, mitigation measures are required.
Prevalence of public buildings and spaces	NA	NA	NA	NA	NA	NA	NA	The proposed development is located on a site with purpose-built commercial



HERITAGE IMPACT STATEMENT: 560 AND 562 WELLINGTON STREET, CITY OF LONDON, ONTARIO

Evaluation of Anticipated Impacts
November 17, 2016

Table 8: Evaluation of Potential Impacts to WWHCD Character Attributes

HCD Heritage Attribute	Direct Impact		Indirect Impact					Discussion
	Destruction	Alteration	Shadows	Isolation	Obstruction	Change in Land Use	Land Disturbances	
including four churches, the former public library, the Victoria Park band shell and City Hall								buildings and is not anticipated to impact this attribute of the HCD. Therefore, no mitigation measures are required
Largely positive impact on quality of streetscape resulting from conversion to commercial and office use	NA	NA	NA	NA	NA	A	NA	The proposed development results in a change in land use from the existing quality of the streetscape. Therefore, mitigation measures are required.
The heart of historic London and picturesque Victoria Park	NA	NA	NA	NA	NA	NA	NA	The proposed development is located outside Victoria Park, and though visible from it, is not anticipated to impact the park itself. Shadows will occur in portions of the park for certain hours of the day, but the park will not be in permanent shadows and there is no impact anticipated for the plantings in the park. Natural shadows from vegetation currently exist throughout the park. Views from the park in an easterly direction towards the development include the parking lot and Centennial Hall at Wolfe and Wellington Streets and therefore currently are not entirely residential in character. Therefore, no mitigation measures are required.
Shady tree-lined streets with thick trunks and over-arching limbs creates a substantial canopy along a more intimate scale of the minor streets and lanes	NA	A	NA	NA	NA	NA	P	The boulevard in front of the subject site contains one semi-mature tree that contributes to the street canopy, which may be removed. In addition, municipal boulevards contain numerous trees both within the subject site specifically and the study area more generally. Project construction has the potential to impact these trees both through direct construction activities and through indirect interaction with native



Table 8: Evaluation of Potential Impacts to WWHCD Character Attributes

HCD Heritage Attribute	Direct Impact		Indirect Impact					Discussion
	Destruction	Alteration	Shadows	Isolation	Obstruction	Change in Land Use	Land Disturbances	
								soils. Therefore, mitigation measures are required.
Grand trees of a variety of species and ages	NA	P	NA	NA	NA	NA	P	A mature tree is located on an adjacent property, and may be altered during construction activities. In addition, municipal boulevards contain numerous trees both within the subject site specifically and the study area more generally. Project construction has the potential to impact these trees both through direct construction activities and through indirect interaction with native soils. Therefore, mitigation measures are required.
Traditional patterns of movement evident in the streets and lanes	NA	NA	NA	NA	NA	NA	NA	The proposed development is not anticipated to alter the street or laneways. Therefore, mitigation measures are not required.

NA = Not Anticipated
A = Anticipated
P = Potential for Impacts

6.4 SUMMARY OF FINDINGS

The proposed development is not anticipated to result in direct impacts to the 36 heritage resources or their heritage attributes identified within the study area, as it does not result in the removal or alteration of any of these properties or their heritage attributes. As the existing buildings on the subject site were not determined to contain cultural heritage value or interest, impacts to these buildings were not assessed. In their current form, neither building conforms to the heritage attributes of the WWHCD.

Shadowing from the proposed tower may occur at various points throughout the day, but is not anticipated to alter the appearance of identified heritage attributes. There may be potential for



HERITAGE IMPACT STATEMENT: 560 AND 562 WELLINGTON STREET, CITY OF LONDON, ONTARIO

Evaluation of Anticipated Impacts
November 17, 2016

indirect impacts to properties located within 40 metres of the proposed development, with regard to vibration resulting from construction activities.

There are anticipated impacts on localized views within the WWHCD, specifically views from nodal points in Victoria Park and view corridors along Wellington Street where the proposed development would be visible. As a built form taller than most buildings along the existing Wellington Street streetscape, the building alters the low-rise character dominant within the WWHCD. These views, while currently low-rise in nature, have the capacity to change given the existing zoning of the City Hall Precinct area, which is identified in the WWHCD Plan for possible intensification and is zoned to permit buildings up to 90 metres. Impacts on views outside of these localized areas are not anticipated, as the existing streetscape, mature vegetation and distance from the development site are likely to screen and/or obstruct the proposed tower from view.

Impacts to the heritage character of the area were identified for four of the 14 attributes of the district including: a change visual consistency, streetscape characteristics resulting from residential to commercial conversions, and tree-lined streets with large canopies a wide variety of species. Two impacts were consistently identified including potential alteration and a change in land use. Both impacts reflect the current condition of the study area and also measures the proposed development against the existing structures.

Regarding visual consistency, it is understood that the proposed development does not include the use of porches, decorative gables, projecting bays, and recurring window forms and details as is articulated in the characterization of the district. Therefore, this represents a change to the district character for which mitigation recommendations should be prepared. Similarly, the proposed development does not look to convert residential buildings for commercial and office use as the current use of the property is commercial/office and the proposed development is looking to add bring back residential use to the property. As such, there is change in land use with the introduction of a modern building as opposed to a conversion.

Two characteristics of the WWHCD focus on the trees of the neighbourhood; both the size and scale of these trees are noted. It is anticipated that there is a potential for the proposed development to impact the trees within the subject site specifically and the study area more generally. In order to safeguard the relatively few mature trees at the subject site, and also provide for the safety of the trees within the study area, mitigation strategies must seek to preserve these trees. In fact, where possible, this characteristic may be enhanced by the proposed development through a sensitive approach to landscaping.

Consideration may also be given to characteristics of WWHCD that may be enhanced because of the proposed development. Specifically, through appropriate design, both of the building and also the surrounding landscape may be enhanced to reflect a modern interpretation of luxury accommodations with large proportions and high quality materials. A 21st century interpretation of luxury and large proportions would enhance this characteristic.

7.0 MITIGATION, IMPLEMENTATION AND MONITORING

The proposed development at 560 and 562 Wellington Street will result in indirect and direct impacts to surrounding heritage resources, including heritage structures, views and vistas, and character defining attributes of the WWHCD. As such, mitigation measures are required. Tables 7-9 list proposed mitigation measures for all potentially impacted resources identified above, in Section 6.0.

Table 9: Potential Mitigation Strategies for Heritage Resources

Address	Impact Identified	Proposed Mitigation Measure(s)
294 Wolfe Street	Land disturbances due to from vibration caused by construction activities.	Vibration monitoring should be carried out during construction to identify any adverse effects to this resource resulting from project-related construction activities.
296-298 Wolfe Street	Land disturbances due to from vibration caused by construction activities.	Vibration monitoring should be carried out during construction to identify any adverse effects to this resource resulting from project-related construction activities.
297 Wolfe Street	Land disturbances due to from vibration caused by construction activities.	Vibration monitoring should be carried out during construction to identify any adverse effects to this resource resulting from project-related construction activities.
298 ½ Wolfe Street	Land disturbances due to from vibration caused by construction activities.	Vibration monitoring should be carried out during construction to identify any adverse effects to this resource resulting from project-related construction activities.
299 Wolfe Street	Land disturbances due to from vibration caused by construction activities.	Vibration monitoring should be carried out during construction to identify any adverse effects to this resource resulting from project-related construction activities.
300 Wolfe Street	Land disturbances due to from vibration caused by construction activities.	Vibration monitoring should be carried out during construction to identify any adverse effects to this resource resulting from project-related construction activities.
303 Wolfe Street	Land disturbances due to from vibration caused by construction activities.	Vibration monitoring should be carried out during construction to identify any adverse effects to this resource resulting from project-related construction activities.
568 Wellington Street	Land disturbances due to from vibration caused by construction activities.	Vibration monitoring should be carried out during construction to identify any adverse effects to this resource resulting from project-related construction activities.
570 Wellington Street	Land disturbances due to from vibration caused by construction activities.	Vibration monitoring should be carried out during construction to identify any adverse effects to this resource resulting from project-

HERITAGE IMPACT STATEMENT: 560 AND 562 WELLINGTON STREET, CITY OF LONDON, ONTARIO

Mitigation, Implementation and Monitoring
November 17, 2016

Table 9: Potential Mitigation Strategies for Heritage Resources

Address	Impact Identified	Proposed Mitigation Measure(s)
		related construction activities.
572 Wellington Street	Land disturbances due to from vibration caused by construction activities.	Vibration monitoring should be carried out during construction to identify any adverse effects to this resource resulting from project-related construction activities.
291 Central Avenue	Land disturbances due to from vibration caused by construction activities.	Vibration monitoring should be carried out during construction to identify any adverse effects to this resource resulting from project-related construction activities.
293 Central Avenue	Land disturbances due to from vibration caused by construction activities.	Vibration monitoring should be carried out during construction to identify any adverse effects to this resource resulting from project-related construction activities.
295 Central Avenue	Land disturbances due to from vibration caused by construction activities.	Vibration monitoring should be carried out during construction to identify any adverse effects to this resource resulting from project-related construction activities.
297-299 Central Avenue	Land disturbances due to from vibration caused by construction activities.	Vibration monitoring should be carried out during construction to identify any adverse effects to this resource resulting from project-related construction activities.
301-303 Central Avenue	Land disturbances due to from vibration caused by construction activities.	Vibration monitoring should be carried out during construction to identify any adverse effects to this resource resulting from project-related construction activities.

Table 10: Potential Mitigation Strategies for Views, Vistas, and Streetscapes

View, Vista and Streetscape	Impact Identified	Proposed Mitigation Measure(s)
View looking north (towards the subject site) from the southeast end of Victoria Park	Alteration to panoramic view which will disrupt the contextual setting of Victoria Park.	A strategic planting strategy implementation plan should be developed to screen views of the proposed development from this vantage point within Victoria Park. Plant materials identified in the WWHCD Plan should be used where possible. Landscape photo-documentation should be carried out prior to construction to document the 'open sky' view from this location. The resulting report should be submitted with a local repository (e.g. library or archives) to create a record of the existing conditions of the streetscape.
View looking northeast	Alteration to panoramic	A strategic planting strategy implementation

HERITAGE IMPACT STATEMENT: 560 AND 562 WELLINGTON STREET, CITY OF LONDON, ONTARIO

Mitigation, Implementation and Monitoring
November 17, 2016

Table 10: Potential Mitigation Strategies for Views, Vistas, and Streetscapes

View, Vista and Streetscape	Impact Identified	Proposed Mitigation Measure(s)
(towards subject site) from the southwest entrance to Victoria Park	view which will disrupt the contextual setting of Victoria Park	<p>plan should be developed to screen views of the proposed development from this vantage point within Victoria Park. Plant materials identified in the WWHCD Plan should be used where possible.</p> <p>Landscape photo-documentation should be carried out prior to construction to document the 'open sky' view from this location. The resulting report should be submitted with a local repository (e.g. library or archives) to create a record of the existing conditions of the streetscape.</p>
View looking north-northwest along the lane parallel to Wellington Street, historically a tree-lined carriageway. Mature historic trees have been replaced.	<p>Alteration to terminating view corridor which will disrupt the contextual setting of Victoria Park.</p> <p>Alteration to existing streetscape since the proposed tower does not conform to existing height and massing along Wellington Street.</p>	<p>A strategic planting implementation plan should be developed to screen views of the proposed development from this vantage point within Victoria Park. Plant materials identified in the WWHCD Plan should be used where possible.</p> <p>The design of the new tower should include a podium to reflect the existing 2-5 storey scale of the streetscape and influence the public experience of the WWHCD.</p> <p>Landscape photo-documentation should be carried out prior to construction to document the 'open sky' view from this location. The resulting report should be submitted with a local repository (e.g. library or archives) to create a record of the existing conditions of the streetscape.</p>
View looking north-northwest along the Wellington Street.	<p>Alteration to terminating view corridor due to the construction of 22 storey tower, which will disrupt the contextual setting of Victoria Park.</p> <p>Alteration to existing streetscape since the proposed tower does not conform to existing height and massing along Wellington Street.</p>	<p>A strategic planting implementation plan should be developed to screen views of the proposed development from this vantage point within Victoria Park. Plant materials identified in the WWHCD Plan should be used where possible.</p> <p>The design of the new tower should include a podium to reflect the existing 2-5 storey scale of the streetscape and influence the public experience of the WWHCD.</p> <p>Landscape photo-documentation should be carried out prior to construction to document the 'open sky' view from this location. The resulting report should be submitted with a local repository (e.g. library or archives) to create a record of the existing conditions of the streetscape.</p>

Table 10: Potential Mitigation Strategies for Views, Vistas, and Streetscapes

View, Vista and Streetscape	Impact Identified	Proposed Mitigation Measure(s)
View looking southeast from the northwestern entrance to Victoria Park.	Alteration to panoramic view which will disrupt the contextual setting of Victoria Park	A strategic planting strategy implementation plan should be developed to screen views of the proposed development from this vantage point within Victoria Park. Plant materials identified in the WWHCD Plan should be used where possible. Landscape photo-documentation should be carried out prior to construction to document the 'open sky' view from this location. The resulting report should be submitted with a local repository (e.g. library or archives) to create a record of the existing conditions of the streetscape.
View looking north-northeast east towards the subject site from the South African War monument in Victoria Park	Alteration to panoramic view which will disrupt the contextual setting of Victoria Park.	A strategic planting strategy implementation plan should be developed to screen views of the proposed development from this vantage point within Victoria Park. Plant materials identified in the WWHCD Plan should be used where possible. Landscape photo-documentation should be carried out prior to construction to document the 'open sky' view from this location. The resulting report should be submitted with a local repository (e.g. library or archives) to create a record of the existing conditions of the streetscape.
View looking northeast from the bandstand and skating rink in Victoria Park to the subject site.	Alteration to panoramic view which will disrupt the contextual setting of Victoria Park.	A strategic planting strategy implementation plan should be developed to screen views of the proposed development from this vantage point within Victoria Park. Plant materials identified in the WWHCD Plan should be used where possible. Landscape photo-documentation should be carried out prior to construction to document the 'open sky' view from this location. The resulting report should be submitted with a local repository (e.g. library or archives) to create a record of the existing conditions of the streetscape.
View looking east from the northwestern path intersection area	Alteration to panoramic view which will disrupt the contextual setting of Victoria Park.	A strategic planting strategy should be developed to screen views of the proposed development from Victoria Park. Plant materials identified in the WWHCD Plan should be used where possible. Landscape documentation should be carried out prior to construction to document the 'open sky' view from this

HERITAGE IMPACT STATEMENT: 560 AND 562 WELLINGTON STREET, CITY OF LONDON, ONTARIO

Mitigation, Implementation and Monitoring
November 17, 2016

Table 10: Potential Mitigation Strategies for Views, Vistas, and Streetscapes

View, Vista and Streetscape	Impact Identified	Proposed Mitigation Measure(s)
		location. The resulting report should be submitted with a local repository (e.g. library or archives) to create a record of the existing conditions of the streetscape.

Table 11: Potential Mitigation Strategies for WWHCD Character Defining Attributes

Attribute	Impact Identified	Proposed Mitigation Measure(s)
Visual consistency in architecture including front porches, decorative gables, projecting bays, and recurring window forms and details	Alteration	Inclusion of a human-scale tower base with recurring bays, traditional fenestration patterns and materials reflective of the district character.
Largely positive impact on quality of streetscape resulting from conversion to commercial and office use	Change in land use	Inclusion of human-scale base reflective of commercial/office use for continuity along the streetscape.
Shady tree-lined streets with thick trunks and over-arching limbs creates a substantial canopy along a more intimate scale of the minor streets and lanes	Alteration	Replanting and landscape plans consistent with WWHCD policies to contribute to the streetscape character.
Grand trees of a variety of species and ages	Potential alteration/land disturbance	Retention of mature trees where possible, and protection of root zone during construction including appropriate tree management strategy. Replanting and landscape plans consistent with WWHCD policies to contribute to the streetscape character.

8.0 CONSERVATION RECOMMENDATIONS

Section 7.0 identified potential mitigation measures to reduce adverse impacts of the proposed development identified on cultural heritage resources, views, and attributes of the WWHCD. Generally, two primary impacts were identified; the potential for vibration effects resulting from construction and the change in views resulting from the introduction of a building taller than the currently existing buildings. Higher density structures may be part of views in the future, the proposed development notwithstanding, as the approved zoning of the City Hall Precinct area provides for a 90 metre structure.

The impacts resulting from the proposed development are addressed below.

8.1 VIBRATION

Some impacts, such as the potential for vibration on properties within 40 metres of the proposed development, can be mitigated with vibration assessments to identify whether vibration from construction activities has affected historic masonry. It is recommended that an assessment occur before construction, to identify a benchmark for impacts, and post-construction, to identify whether impacts have occurred.

In order to prevent negative indirect impacts, the heritage resources should be isolated from construction activities. It is recommended that site plan controls be put in place prior to construction to prevent potential indirect impacts as a result of the Project. The site plan control methods shall be determined in advance of construction by the proponent to indicate where Project activities are restricted as described below. These controls should be indicated on all construction mapping and communicated to the construction team leads.

Given the position of the heritage resources within the 40 metre buffer of the subject site, but outside of the area of ground disturbance, it is recommended that a 10 metre buffer zone be established around all residences to indicate where all construction activities must be avoided. This includes, but is not limited to, ground disturbance and the movement of equipment to and from the site. If construction activities enter into the 10 metre buffer zone, all activities should cease immediately and a temporary 50 metre buffer zone surrounding the impacted area should be established where no construction activities should occur. A qualified building condition specialist should be retained to determine if any damage was incurred as a result of the construction activities. Only following approval from the building specialist, should construction activities resume and the 10 metre buffer should be re-established.

The proponent's construction team should monitor that buffer zone delineation, outlining the limit of the construction footprint and subsequent setback from heritage features, is maintained throughout construction

8.2 VIEWS

Impacts on views from within the park and along adjacent streets may not be completely mitigated given the substantial change in height proposed. Longer views would contain a higher density feature than presently exists as a result of the proposed development. To minimize impacts to the contextual character of the park, it is recommended that strategic planting of evergreen trees within Victoria Park near nodal viewpoints be implemented, as this may help to screen and/or obstruct the tower from view in key locations within the park. However movement throughout the park by pedestrians will still result in visibility of the structure at various places, as the park should not be densely forested as this would alter its existing character.

Similarly, the alteration of views along Wellington Street cannot be fully mitigated. The proposed three storey podium allows for continuation of the street wall to the intersection at Wolfe Street, and mitigates views at the street level near the site as well as pedestrian experience of the district which is an important characteristic of the WWHCD. Introduction of appropriate new vegetation on the site, including trees that contribute to the street tree canopy and screen views of the tower can also mitigate for alteration to views at the street level and for impacts on existing vegetation as attributes of the WWHCD. As such, a strategic planting implementation plan should be developed. The WWHCD Plan provides a list of typical plant materials from the 19th century southwestern Ontario that should be adhered to and the Historic Woodfield Tree Sub-Committee should also be consulted to determine the preferred species for replanting.

It is understood that a tree preservation plan will be prepared as part of the site plan application. This preservation plan should reference this HIS in conjunction with the WWHCD to understand the cultural heritage value or interest identified in the mature trees and treed canopies found within the study area. Furthermore, to allow for successful tree planting in the subject site, it is recommended that native soils are preserved where feasible. Where preservation is not feasible, native soils should be restored. This should be completed through appropriate restructuring of the soil to existing or better conditions to facilitate longevity of tree growth.

8.3 DESIGN

It is recommended that design guidelines of the WWHCD be followed to adhere to visual consistency at the street level on the podium base, including attention to materials, architectural forms, fenestration patterns and architectural details to reduce impacts of the new development within the streetscape. This requires modifications to the current design to enhance the relationship between the proposed development and the adjacent properties. Specifically, consideration should be given to enhancing materials on north and east façades of the podium as well as parking areas on the south and west façades. In addition, while the design should remain modern consideration should be given regarding the use of interpretive material onsite so as to enhance the historic nature of the community while embracing modern design principles.

HERITAGE IMPACT STATEMENT: 560 AND 562 WELLINGTON STREET, CITY OF LONDON, ONTARIO

References
November 17, 2016

9.0 REFERENCES

Armstrong, Frederick. 1986. *The Forest City: An Illustrated History of London, Canada*. Northridge, California: Windsor Publications.

Baker, Michael, editor. 2000. *Downtown London: Layers of Time*. London: The London Advisory Committee on Heritage and the London Regional Art and Historical Museums.

Baker, Michael and Hilary Bates Neary, editors. 2003. *London Street Names: An Illustrated Guide*. Toronto: James Lorimer & Co., Ltd., Publishers.

Behr, Sylvia et al. October 1995. *Victoria Park: Inventory and Condition Report, Historic and Contemporary London*. London: City of London.

Bremner, Archibald. 1900. *City of London, Ontario, Canada: the pioneer period and the London of Today*. London: London Printing and Lithographing Co.

Burant, Jim and Judith Saunders. *The Garrison Years: London, Canada West 1793-1853*. London Regional Art Gallery, 1983.

Canadian Heritage River Systems (CHRS). *Thames River*. Electronic Document:
<http://chrs.ca/the-rivers/thames/>
Last accessed: 09/27/2016

Chapman, L.J. and D.F. Putnam. 1984. *The Physiography of Southern Ontario*. Third Edition. Toronto: Ontario Ministry of Natural Resources.

City of London. 1986. By-law No. L.S.P.-2908-387. "Designation of 314 Wolfe Street."

City of London. 1990. By-law No. L.S.P.-3075-187. "Designation of 310 Wolfe Street."

City of London. 1992. By-law No. L.S.P.-3176-18. "Designation of 300 Wolfe Street."

City of London. 1994. By-law No. L.S.P.-3244-688. "Designation of 315 Wolfe Street."

City of London. 1997. By-law No. L.S.P. - 3278-54. "Designation of 296-298 Wolfe Street."

City of London. 2003. By-law No. L.S.P.-3357-211. "Designation of 317 Wolfe Street."

City of London. *Heritage Places: A Description of Potential Heritage Conservation Areas in the City of London*.

City of London. London Heritage Advisory Committee on Heritage. Meeting held on March 17, 2004.



HERITAGE IMPACT STATEMENT: 560 AND 562 WELLINGTON STREET, CITY OF LONDON, ONTARIO

References
November 17, 2016

City of London. August 2008. *West Woodfield Heritage Conservation District Plan*.

City of London Collective (including Letourneau Heritage Consulting Inc., Bray Heritage, Stevens Burgess Architects Ltd., Stantec Consulting Ltd., Golder Associates Ltd., Tausky Heritage Consultants, GSP Group Inc., and Locus Design). June 2016. *St. George-Grosvenor Heritage Conservation District Study Volume 1 Heritage Conservation District Study 2016*.

City of London Public Library. Photograph Collection: Demolished Residences Along Wellington Street.

Crispino, M. and M. D'Apuzzo. 2001. Measurement and Prediction of Traffic-induced Vibrations in a Heritage Building. *Journal of Sound and Vibration*, 246 (2): 319-335.

Dictionary of Biography Canada. *Carling Sir John*. Electronic Document:
http://www.biographi.ca/en/bio/carling_john_14E.html
Last accessed: 05/06/2016

Ellis, Patricia. 1987. Effects of Traffic Vibration on Historic Buildings. *The Science of the Total Environment* 59: 37-45.

Gibb Alice and Pat Morden. 1989. *Brackets & Bargeboards: London Architectural Walks*. London: The Architectural Conservancy of Ontario.

Lutman, John. 1978. *The Historic Heart of London*. London: City of London.

Miller, Oro. 1992. *London 200: All Illustrated History*. London: London Chamber of Commerce.

Morden, Pat. 1988. *Putting Down Roots: A History of London's Parks and Rivers*. St. Catherines: Stonehouse Publications.

Passmore, Mc F.F. 1853. *Canada Plan Shewing the Boundaries as marked on the Ground of the Military Reserve belonging to the Ordnance in the Town and Township of London County of Middlesex, as surveyed by Mc F.F. Passmore, Provincial Land Surveyor; between the months of October and Nov [Cartographic Material]*. Library and Archives Canada. MIKAN no. 4135442.

Quinlan, Cathy. March 2013. *The Thames River, Ontario: Canadian Heritage Rivers System Ten Years Monitoring Report 2000-2012*. Prepared for the Canadian Heritage Rivers Board.

Rainer, J.H. 1982. Effect of Vibrations on Historic Buildings. *The Association for Preservation Technology Bulletin* XIV (1): 2-10.

Tausky, Nancy and Lynne DiStefano. 1986. *Victorian Architecture in London and Southwestern Ontario*. Toronto: University of Toronto Press.



HERITAGE IMPACT STATEMENT: 560 AND 562 WELLINGTON STREET, CITY OF LONDON, ONTARIO

References

November 17, 2016

The Canadian Heritage Rivers System. *Thames River*.

<http://www.chrs.ca/Rivers/Thames/Thames-File.php>.

Last Accessed: 05/06/2016

The London and Middlesex Historical Society. 1967. "The Founding of London," *Centennial Review* 16.

The Woodfield Community Association. 2007. *Residential to the Core: The Woodfield Community Association*. London: The Woodfield Community Association.

Wiss, J.F. 1981. Construction Vibrations; State-of-the-Art. *Journal of Geotechnical Engineering Division* 107:167-181.

Worrall, Reid Allan. 1980. "The Evolution of Boundaries of the City of London, Ontario." University of Western Ontario, London.

Standards and Guidelines for the Conservation of Historic Places in Canada

APPENDIX A: DESIGN OVERVIEW

Item	Description	Observed Characteristic of WWHCD	Critical Elements to include in proposed Development	Effects of Alteration
1	General Characteristics of the WWHCD	<p>Primary residential use with population living in downtown urban core.</p> <p>Walkable neighbourhood.</p> <p>Optional modes of local transportation.</p> <p>Presence of mature vegetation as part of streetscape and within Victoria Park.</p> <p>Model sustainable neighbourhood.</p> <p>Refined, cohesive and stylized architecture.</p> <p>Strong sense of community.</p>	<p>Focus on residential use of building.</p> <p>Provide well designed streetscape that enhances the 'visual, contextual and pedestrian oriented character' of the neighbourhood.</p> <p>Architecture to be respectful of context.</p> <p>Landscape design to be sympathetic to context.</p>	<p>Reinforcement and enhancement of the social and environmental character of the WWHCD.</p> <p>Enhancement of the cultural heritage characteristic of the streetscape, which is the primary visual or sensory of experience of the WWHCD.</p> <p>Introduction of a proposed building height which differs from general massing and scale of contextual building stock.</p>
2	Viewscapes/Visual Impacts	<p>Consistency of the urban form of WWHCD as perceived from public spaces, i.e. viewed from sidewalks, roads and Victoria Park.</p> <p>Scale and massing dependent on land uses and receptor points. i.e. consistency of heritage character of views of the residential streets.</p> <p>Mixed visual character of larger buildings along Dufferin Street and Wellington south of Princess Avenue.</p> <p>Visual alteration highly dependent from a proximal or distal vantage point from property.</p> <p>View of higher buildings on south side of Victoria Park when viewed from Central Avenue looking south.</p>	<p>Maintain visual cohesiveness of viewscape as perceived from public spaces (street ROW and Victoria Park)</p> <p>Visual assessment to identify locations of full impact of proposed development tower and mitigation strategies to minimize visual impacts by selective plantings in Victoria Park with permission of municipality.</p> <p>Proponent to plant double row of street-trees to minimize visual impact as viewed from street level.</p>	<p>Improvement of proximal visual quality of heritage streetscape.</p> <p>Visual alteration due to height of building in distal viewing and in random locations from Victoria Park</p>
3	Architectural Style: Building	<p>Primarily residential building stock dates from between 1880 and 1912. Some apartment buildings, both low and high rise.</p> <p>Yellow brick dominant exterior cladding, followed by red brick. Many buildings feature porches, decorative elements (windows/trim, woodwork). Varied architectural details from styles including Italianate, Queen Anne and Edwardian. Gable roof forms dominate.</p> <p>Similar repetition of window and door placements.</p>	<p>Sympathetic and respectful materials, styles, and colours.</p> <p>Human and humane scaling of details as seen from ground floor. Set back of building footprint must respect existing typical setbacks.</p> <p>Design must be distinguishable from the historic character but fit into the historical context (through streetscape scale, uses, and experience). Sensitive lower stories design is essential.</p>	<p>Height of building is not typical of heritage building stock in WWHCD.</p> <p>Treatment of lower stories and streetscape can reduce impact on heritage architectural context at the street level.</p>
4	Architectural Style: Landscape (private domain)	<p>WWHCD has varied heritage landscape throughout including historical iron fencing, brick low garden walls, and elaborate and well-tended front yard gardens.</p>	<p>Selection of historically accurate plant materials and styles.</p> <p>Provision of landscape features, such as pedestrian scale lighting, furnishings and fencing representative of heritage character of the neighbourhood.</p> <p>Supplied by local sources.</p>	<p>Will enhance "Gardenesque" nature of WWHCD.</p>

Item	Description	Observed Characteristic of WWHCD	Critical Elements to include in proposed Development	Effects of Alteration
			Proposed development should emphasis residential character of landscaping as opposed to an impersonal or institutional approach.	
5	Architectural Scale and Massing	<p>Predominance of low-profile (one to three storey) residential buildings.</p> <p>Some mid-rise and high rise structures clustered near City Hall Precinct and scattered throughout district.</p>	<p>Explore further setback of upper floors (i.e. after 2nd-3rd floor) so height of proposed development is less perceptible from street level.</p> <p>Lower storeys to emphasis existing/contextual scale of WWHCD.</p> <p>Incorporate further 'stepbacks' surrounding the development to provide improved transition to lower rise buildings.</p>	<p>Introduction of new element that is greater than the typical scale and massing of the historic building stock.</p> <p>Improve the transition of the development to adjacent properties from original podium approach.</p>
6	Mature Streetscapes	<p>Presence of mature tree lined residential streets.</p> <p>Trees in various sizes/ages due to mortalities.</p> <p>Trees growing in native soils.</p> <p>Tree species selection evolving over time.</p> <p>Trees located on both side (house and street) of sidewalk, including trees on private property.</p> <p>Grassed boulevard of varying width.</p>	<p>Maintain grassed boulevard</p> <p>Planting of street trees, species hardy to drought, pest and urban conditions and climate change and where reasonable with cultural links to the past.</p> <p>Plant on both sides of sidewalk (double row) where possible.</p> <p>Planted with consistent spacing relative to driveways and setback from street.</p>	<p>Infill planting results in an increased canopy coverage reducing heat island effect.</p> <p>Improved carbon sequestration, restoring historical visual content of streetscape with consistent spacing of trees.</p> <p>Canopy screens building in close proximity also preventing upward views of proposed buildings height.</p>
7	Sustainability	<p>Tree lined streets which reduce heat island effect and provide carbon sequestration.</p> <p>Native soils which support long life of vegetation.</p> <p>Due to walkability, lower traffic volumes as cycling and public transportation are optimal, reduced paved surfaces that supports infiltration of run-off recharging soils.</p> <p>Grassed boulevards which promote run-off infiltration.</p> <p>Existing buildings, some adaptively reused, some more than 100 years old.</p>	<p>Maintain urban forest, maximizing street tree opportunities.</p> <p>Consider porous paving for improved infiltration (reduced dependency of asphalt/concrete).</p> <p>Minimizing paved outdoor parking spaces.</p> <p>Select drought resistant plant materials.</p> <p>Consider upright evergreen material for foundation planting on north side of building to block winter winds.</p> <p>Proponent to maximize efforts to construct with locally sourced materials and labour to reduce carbon and replicate nature of historical construction (carbon footprint is reduced by eliminating the delivering materials and labour over long distances).</p> <p>Proponent to consider reuse of selective materials and elements of existing Wolfe Street buildings for re-incorporation into new building.</p>	<p>Proposed development will conserve and enhance sustainable nature of WWHCD.</p> <p>Consider green roof to reduce heat island effect.</p> <p>Consider LID building techniques.</p> <p>Reuse of salvageable materials will preserve some embedded energy of previous building into new construction.</p>

Item	Description	Observed Characteristic of WWHCD	Critical Elements to include in proposed Development	Effects of Alteration
8	Social Character of WWHCD	WWHCD has a strong community presence and civic pride.	<p>Maintain or increase street tree density to embrace a Complete Street and "gardenesque" approach to both the private and public spaces to encourage pedestrian traffic. Increases street surveillance, safety and social interaction.</p> <p>Taller building over- looking Victoria Park may increase visual surveillance.</p> <p>Interlace concepts of New Urbanism and the classical Queen Anne and Edwardian porches to promote use of outdoor spaces (i.e. sitting on the porch to know your neighbor provides social interaction and visual surveillance).</p> <p>Consider socially interactive uses of outdoor spaces to promote social interaction such as the use of vegetables in the landscape (including on the rooftop). These uses would be historically accurate.</p> <p>Proponent should consider public notice board as part of development to encourage and foster community engagement.</p>	Maintenance and enhancement of the social quality of the WWHCD.
9	Transportation	Historically people living in urban core had the option of walking, bicycling or taking public transportation. Options meant reduction in general number of parking spaces with options to walk (to work, shopping, restaurants and educational and religious institutions).	<p>Residential function of proposed development reinforces the concept of downtown urban living and reduces dependency on vehicles.</p> <p>Less requirements on parking results in less paved areas and lower greenhouse gas emissions (high infiltration).</p> <p>Proponent to consider bicycle racks for tenants.</p>	<p>Proponent should consider porous pavement in parking areas to maximize infiltration of run-off as typical with HCDs.</p> <p>Development plans emphasizes downtown living and less reliance of personal automobile.</p> <p>Options to walk, bicycle or take public transportation enhances heritage characteristic of WWHCD and may negate some of the effects of an increased downtown population.</p>

**APPENDIX B:
HERITAGE IMPACT ASSESSMENT (HIA)
FOR 560 AND 562 WELLINGTON STREET,
LONDON, ONTARIO**

Heritage Impact Assessment (HIA) for 560 and 562 Wellington Street, London, Ontario

Prepared for Auburn Developments
560 Wellington Street, London, Ontario

a+LiNK 1319

February 25, 2015

a+LiNK Architecture Inc.
126 Wellington Rd.
London, Ontario
N6C 4M8

t: 519.649.0220

www.aLiNKarch.ca

a+LiNK
architecture inc.
preserve + create + sustain
(formerly SJMA Architecture Inc.)

Table of Contents

1.0 Introduction	1
1.1 Purpose of the HIA	1
1.2 Owner Contact Information	1
1.3 Definitions	1
1.4 Methodology	2
1.5 Cultural Significance	2
2.0 Existing Context	2
2.1 Site	2
2.2 Adjacent Properties - Victoria Park	5
2.3 Adjacent Properties - Wellington Street	5
2.4 Adjacent Properties - Wolfe Street	6
2.5 Surrounding Neighbourhood	6
2.6 Historical Site Development	8
3.0 Policy Review	10
3.1 Provincial Policy Statement (2014 PPS)	10
3.2 Official Plan	10
3.3 West Woodfield Heritage Conservation District	12
3.3.1 Description of WWHCD	12
3.3.2 Policies of the WWHCD	15
3.3.3 Heritage Property Rating System	15
4.0 Conservation Principles	17
4.1 Parks Canada's Standards and Guidelines for the Conservation of Historic Places in Canada	16
4.2 Ontario Heritage Tool Kit	16
5.0 Proposed Development	19
5.1 Height, Massing, and Setbacks	19
5.2 Proposed Concept Renderings	21
5.3 Shadow Impact	23

Table of Contents

6.0 Analysis	24
6.1 Provincial Policy Statement (2014 PPS)	24
6.2 Official Plan.....	25
6.3 West Woodfield Heritage Conservation District	26
6.3.1 Site Specific 'B' Rating Comments	26
6.3.2 Specifics of the WWHCD	29
6.4 Parks Canada Standards and Guidelines for the Conservations of Historic Place in Canada Second Edition 2010	29
6.5 Ontario Heritage Tool Kit	29
6.6 Analysis and Mitigation Chart	30
7.0 Conclusions	36
8.0 Author's Curriculum Vitae	37
9.0 Resources	40
APPENDICES	
Appendix 1 - Proposed Development Images	42
Appendix 2 - Shadow Study	44

1.0 Introduction

1.1 Purpose of the HIA

a+LiNK Architecture Inc., formerly SJMA Architecture Inc., was retained in 2013 by Auburn Developments, London to prepare a Heritage Impact Assessment (HIA) to satisfy the City of London's requirement for a study to determine the impact of the development proposed for the corner of Wellington Street and Wolfe Street. The requirement was also identified in the RECORD OF PRE-APPLICATION CONSULTATION, dated September 11, 2012 to Hugh Handy, MCIP, RPP, Associate from GSP Group Inc., Kitchener, Ontario from City of London, Michael Tomazincic, Manager - Current Planning.

Ed van der Maarel, Principal Architect and Heritage Consultant with a+LiNK Architecture Inc. prepared the HIA. The HIA is intended to provide an independent professional opinion regarding the impact of proposed developments on cultural heritage resources. The opinions formed in this document are solely those of the Heritage Consultants at a+LiNK Architecture Inc. and not intended to form the professional opinion of the City of London. The purpose of the HIA is to evaluate the impact of the proposed intervention on the heritage resources in the area.

Auburn Developments is proposing to replace the existing buildings at 560 and 562 Wellington Street for the development of a 25 storey mixed use building. It is Auburn's intent that "the building will be a landmark building and signature architecture to the downtown London skyline." The proposal is to provide commercial uses on the ground floor of the building and residential apartments above, to compliment and intensify the downtown area.

1.2 Owner Contact Information

The owner of the subject site: 560 and 562 Wellington Street, London, Ontario, is Auburn Developments Inc. The Auburn Development Inc. head office is located in the 560 Wellington Street building.

1.3 Definitions

HIA	Heritage Impact Assessment	OPA	Official Plan Amendment
WWHCD	West Woodfield Heritage District	Podium	Base or pedestal of a building
CAHP	Canadian Association for Heritage Professionals	PPS 2014	2014 Provincial Policy Statement
OHA	Ontario Heritage Act		
Significant	resources that have been determined to have cultural heritage value or interest for the important contribution they make to our understanding of the history of a place, an event, or a people.		

Cultural Heritage Landscape

a defined geographical area that may have been modified by human activity and is identified as having cultural heritage value or interest by a community, including an Aboriginal community. The area may involve features such as structures, spaces, archaeological sites or natural elements that are valued together for their interrelationship, meaning or association.

1.4 Methodology

The steps taken to prepare the HIA included a site investigation of the WWHCD and the area surrounding the site. Existing documentation was gathered and reviewed including the policies listed in Section 3.0 of this document. The City of London's Inventory of Heritage Resources 2006, the proposed development drawings as prepared by Turner Fleischer Architects of Toronto, and a shadow study prepared by GSP Group was also reviewed.

Conservation principles, as detailed in the Parks Canada's Standards and Guidelines for the Conservation of Historic Places in Canada and the Ontario Heritage Toolkit, were references utilized to determine the heritage principles significant to the site. The proposed development was reviewed in terms of its design impact on the site. Upon review of the available information: site, context, existing architectural style, proposed design and shadow study, the information was analyzed in reference to the policies and conservation principles in Section 6.0 of this HIA.

Final conclusions were prepared from this analysis.

1.5 Cultural Significance

The site (composed of 560 and 562 Wellington Street) is located within the West Woodfield Heritage Conservation District (WWHCD) and is designated under Part V of the Ontario Heritage Act. The site is not designated under Part IV of the OHA. The buildings on the site are rated B properties within the WWHCD but are not included on the City of London's Building Inventory.

The existing built form on the site are not original buildings to the site. The original residences were constructed in 1889 and later demolished to make way for the existing buildings. The existing building at 560 Wellington was constructed in 1970 and the building at 562 Wellington around the early 1970's. While the buildings have been retained in good repair they are neither of a unique architectural style nor are they associated with any significant historical event or person. They are also not of the house form which is the predominant built form in the WWHCD and which is specifically mentioned in the Section of this Report, entitled Reasons for Designation.

2.0 Existing Context

2.1 Site

The site is directly east and across Wellington Street from Victoria Park: a dominant urban feature in the area and a central park within the downtown. The park is the location for numerous public events during the year and remains the primary open public space in the downtown area.

There are presently two office buildings located on this site. The building located at 560 Wellington Street is a five storey office building and 562 Wellington Street is a two storey office building. The site also contains rear parking with a lower parking garage. Existing accesses for the parking is off both Wellington and Wolfe Streets.

The block in which the site is situated is bounded by Wellington Street (west), Central Avenue (south), Waterloo Street (east), and Wolfe Street (north). The block consists of a wide variety of existing built form mainly of commercial offices, converted dwellings to commercial, single-family residential, multi-unit residential and high-rise.



Figure 1: Site Location

Directly adjacent to the south is the City Hall Precinct; an open parking lot, Centennial Hall, City Hall, Reg Cooper Square and a 1970's era high rise apartment complex. This area has been the topic of discussion for a number of years; searching for development opportunities to reinforce the Victoria Park edge and introduce elements to sustain the downtown and the site. Most recently, the ideas have been centered around an education hub; possibly with Western University being a major part of the development or a Performing Arts Centre. Proposed development for this area has been identified in the "ReThink London" Master Plan Study.

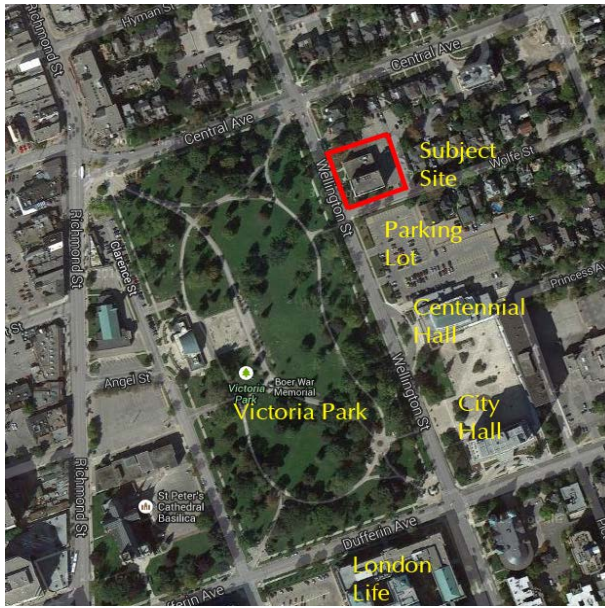


Figure 2: Site Context

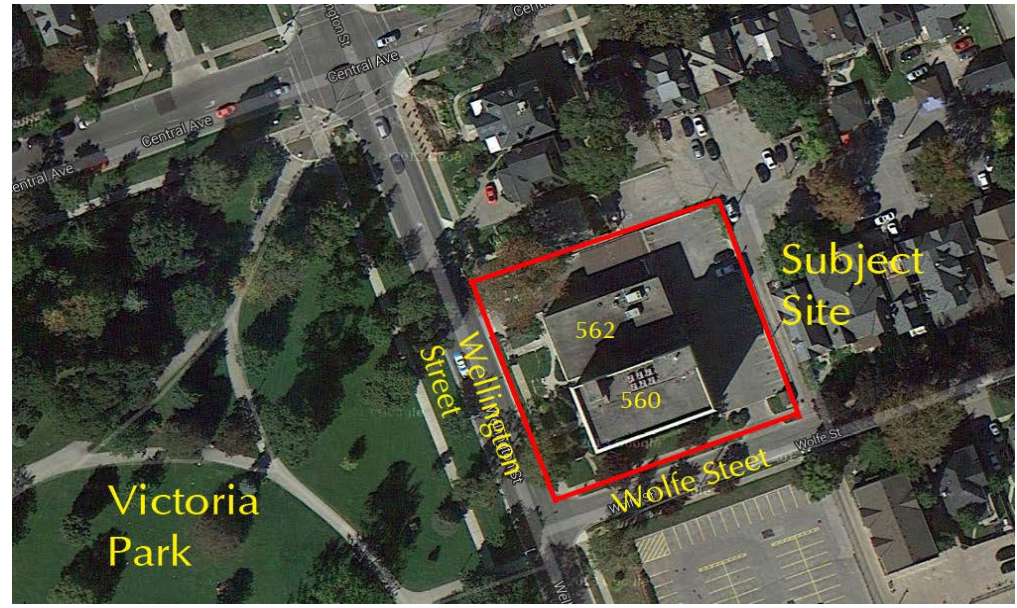


Figure 3: Site Aerial

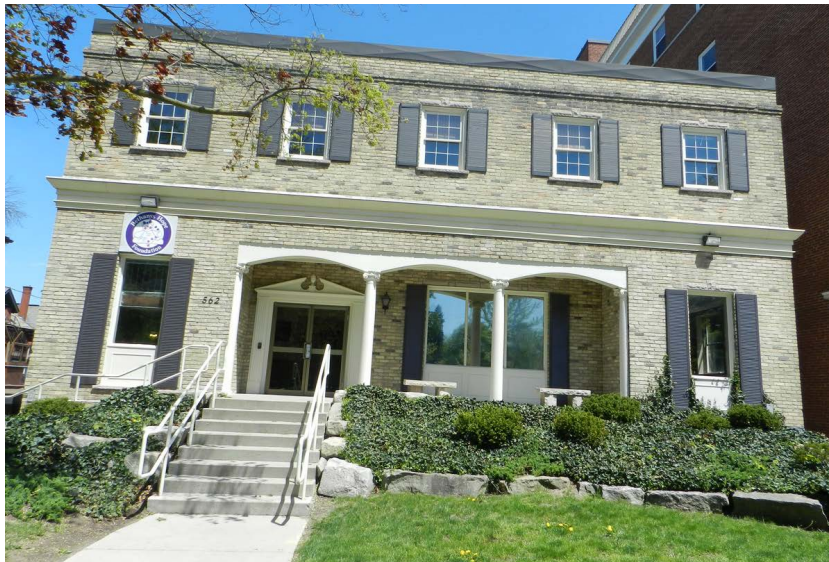


Figure 4: 562 Wellington Street



Figure 5: 560 Wellington Street



2.2 Adjacent Properties - Victoria Park



Figure 6: Victoria Park

Victoria Park, transferred to the City of London in 1874, was named after Queen Victoria and is presently home to many annual events held in the downtown. As well, it has become a seasonal venue for recreational activities for those residing in and visiting the City.

2.3 Adjacent Properties - Wellington Street

The adjacent built form, as shown in Figures 7: Wellington Street, constitutes large former estates converted to office uses. Built form, as shown in Figure 8: Wolfe Street, contain residential uses mixed with converted office uses. As stated in the WWHCD Section 2.3.2 Architectural Character, "the majority of the neighbourhood was constructed for, and remains as, residential conversions to commercial and office uses have occurred but with mostly positive impact on the quality of the streetscape." These are examples of the predominant housing form in the WWHCD.



572

Figure 7: Wellington Street



570



568

2.4 Adjacent Properties - Wolfe Street



294
Figure 8: Wolfe Street



296 and 298



298 1/2

2.5 Surrounding Neighbourhood



Figure 9: 311 Central Avenue



Figure 10: 532 Wellington Street (City Hall Precinct)

The buildings in the surrounding neighbourhood consist of varying mixed used residential/commercial offices and residential high rise 8 storeys on Central Avenue, 12 storeys to the north of City Hall and 24 storeys, One London Place, south of Queen's Avenue.