

**Heritage Impact Statement
32, 36, and 40 York Street,
London, Ontario**

FINAL REPORT



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File No. 161413372
May 22, 2017

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Executive Summary

The Tricar Group (Tricar) retained Stantec Consulting Ltd. (Stantec) to prepare a Heritage Impact Statement (HIS) for a proposed development located at 32, 36, 40 York Street and 330 Thames Street in the City of London, Ontario (Study Area). The properties are situated within the Downtown Heritage Conservation District (HCD) that was designated in June 2013. The properties contain two structures both in use for commercial purposes, an at grade parking lot, and municipal parkland. The proposed development for the three York Street properties includes the construction of a 24 storey apartment building, with a semi-circular driveway access on the Thames Street property.

The study area is located in the downtown core of the City of London. It is situated on the north side of York Street, between Ridout Street North, and Thames Street. The municipal boundaries of the four properties, 32, 36, 40 York Street and 330 Thames Street form the study area boundaries.

The HIS identifies and assesses cultural heritage value that may be present at or adjacent to the current site. This includes an assessment of 32, 36, 40 York Street and 330 Thames Street as well as immediately adjacent properties to determine the presence of cultural heritage value or interest according to *Ontario Regulation 9/06*. This includes specifically, 24, and 52 York Street, 5, 7, 9, 11, 13, 15, 17, 21, and 45 York Street, as well as 19, 21, 309 and 331 Thames Street. Consideration was given to the streetscape character of the area. The Downtown HCD Study was consulted to determine presence of previously identified resources. The HIS also describes the proposed undertaking and provides recommendations to conserve any resources identified and, if appropriate, mitigate the impact on heritage resources resulting from the proposed development.

Within the study area and adjacent properties, a total of ten properties were identified as containing cultural heritage resources with individual heritage attributes, in addition to their HCD designation. Two of the properties contain residential buildings, one is a purpose-built commercial building, one is a former industrial building, and five have been adapted from their former residential or institutional uses for commercial purposes. One property is a municipal park. The HIS identified impacts due to the destruction or alteration of cultural heritage resources or attributes of the HCD, and potential for indirect impacts such as vibrations resulting from construction activities on adjacent properties.

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Based on the presence of cultural heritage resources within and adjacent to the study area and the potential for impacts, the following mitigation measures are recommended:

- Establish a 40 metre buffer, or the maximum possible, between construction activities and structures identified as cultural heritage resources during the construction phase for the properties located at:
 - 13 York Street (CHR-1)
 - 15 York Street (CHR-2)
 - 17-19 York Street (CHR-3)
 - 24 York Street (CHR-4)
 - 7 York Street (CHR-6)
 - 9 York Street (CHR-7)
 - 11 York Street (CHR-8).
- Monitor vibration on adjacent identified cultural heritage resources before and after the construction phase is completed.
- Retain the structure at 36 York Street in-situ, planning development around the structure. If this approach is not feasible, relocation to a nearby location is preferred, with efforts to maintain the contextual and historical relationships. If it is determined that relocation of the structure is not a viable mitigation option, then documentation and salvage of the property should be carried out. While documentation and salvage is not a preferred mitigation option, it is an appropriate strategy if retention *in situ* and relocation are not feasible options for the structure. Documentation entails the photographic documentation of the house and the creation of measured drawings. Salvage includes the reclamation of historical materials to be incorporated in the proposed development or commemorative/interpretive features.
- Create stepbacks two metres back for every two metres in height above 18 metres for the proposed tower. If stepbacks of two metres for each two metres of height are not feasible given the property footprint, every effort should be made to incorporate as many stepbacks as possible, particularly above a podium base to maintain a consistent character at the street level.
- Establish a podium base for the development tower, reflective of the typical scale of heritage properties in the HCD, in order to enhance the character of the street at the pedestrian level.
- Use high quality building materials, such as brick, at the podium base, with appropriate glazing percentages and rhythms of traditional facades. Design elements of the proposed development should reflect nearby heritage properties.
- Prepare an arbourist report to assess for and mitigate potential shadow impacts on the mature trees at 331 Thames Street (Ivey Park).
- Prepare landscape plans to reflect the streetscape context of the Downtown HCD, including hard and soft materials, arrangements (design) in character with the HCD and identified in the HCD Plan.
- Select landscape materials that are respectful of heritage context and reflect materials suggested in the Downtown London HCD Plan and Guidelines.

The Executive Summary highlights key points from the report only; for complete information and findings the reader should examine the complete report.

PROJECT PERSONNEL

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Study Purpose
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1.0 STUDY PURPOSE

The Tricar Group (Tricar) retained Stantec Consulting Ltd. (Stantec) to prepare a Heritage Impact Statement (HIS) for 32, 36, and 40 York Street, in the City of London, Ontario. Tricar is proposing to construct a 24 storey residential building on the site and is undertaking the required studies in advance of a re-zoning application. The properties contain two structures both in use for commercial purposes as well as an adjacent parking lot. The proposed development for all three properties includes the construction of a 24 storey residential building. The properties are situated within the Downtown Heritage Conservation District (HCD) that was designated under Part V of the *Ontario Heritage Act* in 2013. As such, the need to consider heritage implications in the development, as well as adherence to HCD design guidelines for new construction, triggered the need for this HIS.

The study area is located in the downtown core of the City of London (Figure 1). It is situated on the north side of York Street, between Ridout Street North and Thames Street. The municipal boundaries of the three properties, 32, 36, 40 York Street and 330 Thames Street form the study area boundaries (Figure 2).

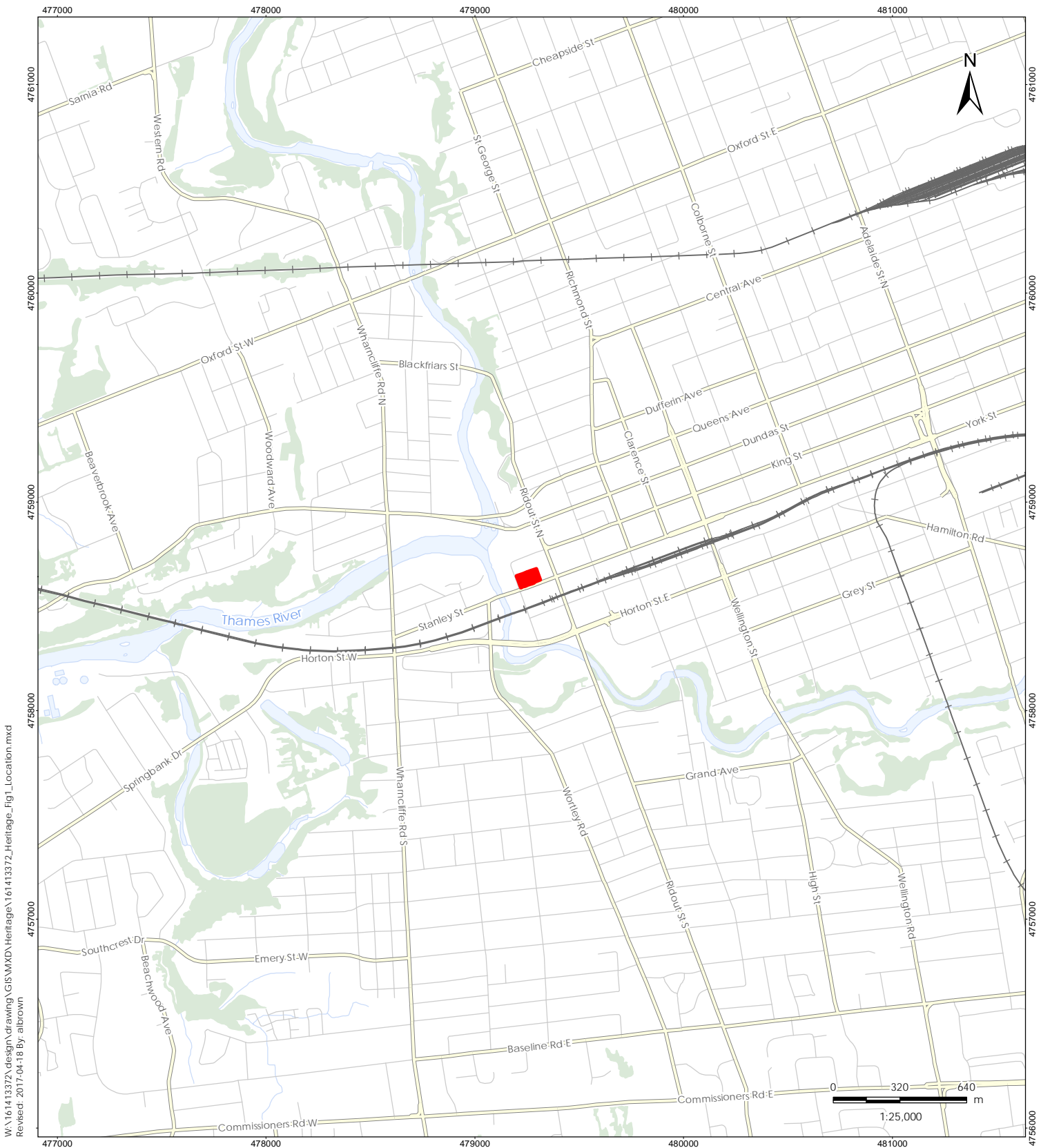
The purpose of this HIS is to respond to policy requirements regarding the conservation of cultural heritage resources in the land use planning process. Where a change is proposed within a HCD consideration must be given to the conservation of heritage resources. The objectives of this report are as follows:

- Identify and evaluate cultural heritage value or interest of properties within and adjacent to the study area, as well as the properties across from the proposed development site on York Street as part of the York Street streetscape.
- Identify potential direct and indirect impacts to cultural heritage resources.
- Identify mitigation measures where impacts to cultural heritage resources are anticipated to address conservation of heritage resources, where applicable.

To meet these objectives, this report contains the following content:

- summary of project methodology
- review of background history of the study area and historical context
- evaluation of cultural heritage value or interest of resources within, and adjacent to, the study area
- description of the proposed site alteration
- assessment of impacts of the proposed site alterations on cultural heritage resources
- review of development alternatives or mitigation measures where impacts are anticipated
- recommendations for the preferred alternative.





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April 2017
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Legend



Study Area



Client/Project
 Tricar - York Street
 Heritage Impact Statment
 London, ON Canada

- Notes
1. Coordinate System: NAD 1983 UTM Zone 17N
 2. Imagery and base features used under license with the City of London, © 2015.

Figure No.
1

Title
**Location of
 Study Area**

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Revised: 2017-04-18 By: abrown



Legend

- Study Area
- Parcels

Notes

1. Coordinate System: NAD 1983 UTM Zone 17N
2. Imagery and base features used under license with the City of London, © 2015.

Client/Project

Tricar - York Street
Heritage Impact Statment
London, ON Canada

Figure No.

2

Title

Study Area

April 2017
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2.0 STUDY METHODS

2.1 REGULATORY REQUIREMENTS

2.1.1 Planning Act

The *Planning Act* provides a framework for land use planning in Ontario, integrating matters of provincial interest in municipal and planning decisions. Part I of the *Planning Act* identifies that the Minister, municipal councils, local boards, planning boards, and the Municipal Board shall have regard for provincial interests, including:

- (d) *The conservation of features of significant architectural, cultural, historical or scientific interest*
(Government of Ontario, 2015)

2.1.2 Ontario Heritage Act

The *Ontario Heritage Act* provides the framework for policies, principles and programs for the conservation, protection and preservation of the heritage of Ontario. Part V of the *Ontario Heritage Act* contains the following policy with regard to construction within a HCD:

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.

41.2 (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).

42. (2.1) *The owner of property situated in a designated heritage conservation district may apply to the municipality for a permit to alter any part of the property other than the interior of a building or structure on the property or to erect, demolish or remove a building or structure on the property.*

(Government of Ontario, 2009)

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2.1.3 The 2014 Provincial Policy Statement

Applications for development adjacent to a Protected Heritage Property require an assessment of heritage implications as per Section 2.6.3 of the *Provincial Policy Statement*, which states that:

Planning authorities shall not permit development and site alteration on adjacent lands 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.
(Government of Ontario, 2014)

2.1.4 City of London Official Plan

The *City of London Official Plan* (OP) contains objectives and policies for planning and development in the City. Section 13.3.8.5 contains policies specific to the Downtown Heritage Conservation District, including the following:

The Downtown Heritage Conservation District, identified on Figure 13-5, encompasses a portion of the Downtown as defined by the Official Plan in Figure 4-1. The Downtown Heritage Conservation District Background Study assessed the heritage resources within the Downtown boundaries and determined that the greatest concentration of important buildings was contained within the area defined in Figure 13-5.

The Downtown is the administrative, cultural and commercial centre of the City of London and has been since London was founded. It contains the greatest collection and variety of heritage buildings in the City. Entire streetscapes, especially along Richmond Street and portions of Dundas Street, are still present.

The Downtown Heritage Conservation District Plan identifies and prioritizes all the heritage buildings within the boundary and, for each, identifies the heritage features that should be retained and enhanced. It also provides guidelines on methods to do this.

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

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

13.1 Objectives

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

13.2.3.1 Alteration or Demolition on Adjacent Lands

Where a heritage building is protected under Parts IV, V or VI of the Ontario Heritage Act, development, site alteration or demolition may be permitted on adjacent lands where it has been evaluated through a Heritage Impact Statement, and demonstrated to the satisfaction of Council that the heritage values, attributes and integrity of the protected heritage property be retained. For the purposes of this section, adjacent lands shall include lands that are contiguous, and lands that are directly opposite a protected heritage property, separated only by a laneway or municipal road.

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

13.3.6 Heritage Conservation Districts

- 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.*

(City of London, 2006)

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2.1.5 Downtown London Heritage Conservation District Plan

The Downtown London HCD Plan contains specific policies with regard to demolition and new construction within the district (Stantec, 2012). Section 4.6 of the HCD Plan contains the following policies on demolition within the district:

The goal of a heritage conservation district is to preserve and protect the heritage assets within the short term and over the long term. Demolition of buildings within a heritage district is strongly discouraged. The Ontario Heritage Act allows municipalities to prevent demolition of heritage buildings, or establish conditions for demolition, such as the requirement for an approved site plan or a specific time frame for construction of a new building on the site. However, it is recognized that there are situations where demolition may be necessary such as partial destruction due to fire or other catastrophic events, severe structural instability, and occasionally redevelopment that is in keeping with appropriate City policies.

Section 6.1.4.1 identifies principles that new construction should adhere to:

Principles

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

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

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

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Façade Composition

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

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

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

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

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

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

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

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

Setback, Height and Massing

Façades must be a minimum of 2 storeys and no more than the permitted maximum height of 18 metres. The perception of building height from the pedestrian's view on the sidewalk is of the most concern within the HCD. It is desired that the scale and spatial understanding of the Downtown be retained while allowing for new development. Above these heights, it is recommended that buildings be setback from the building line at setback of 2 metres for each



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two metres of height. Upper floor setbacks are required on buildings that will exceed their neighbouring buildings' heights by over one storey. Setback and step-backs are not permitted under 13 meters of building height.

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

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

(Stantec, 2012)

2.2 BACKGROUND HISTORY

Background history for this project was obtained through review of the *Downtown Heritage Conservation District Study*, research at the Archives and Research Collection Centre at Western University and the London Public Library.

To familiarise the study team with the study area, historical mapping, fire insurance plans and aerial photographs were consulted to identify the presence of structures, and other potential heritage resources in the vicinity. Specifically, material was reviewed of the study area in ten year intervals, including: 1881, 1892, 1912, 1922, 1942, 1950, and 1965.

2.3 FIELD PROGRAM

A site assessment was undertaken on September 6, 2016 by Culture Heritage Specialists Lashia Jones and Laura Walter as well as Senior Landscape Architect David Waverman, all with Stantec. The weather conditions were clear, sunny, and warm. The site visit consisted of visually assessing and photographing the study area and adjacent properties from the publicly-accessible municipal right-of way. Additional photos were obtained on October 6th, 2016.

Since this time, Tricar expanded the study area and revised the site plan to include 300 York Street. The expanded study area resulted in the addition of five properties situated adjacent to the new study area. Based on the revised site plan, David Waverman conducted an additional site visit on April 25th, 2017.

2.4 EVALUATION OF CULTURAL HERITAGE VALUE OR INTEREST

2.4.1 Ontario Regulation 9/06

The criteria for determining cultural heritage value or interest (CHVI) is defined by *Ontario Regulation (O. Reg.) 9/06*. Each potential heritage resource was considered both as an individual structure and as cultural landscape. Where CHVI was identified, a structure or landscape was assigned a cultural heritage resource (CHR) number and the property was determined to contain a heritage resource. Evaluations for each property are contained within Appendix A.

2.4.2 Ontario Regulation 9/06

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
 - 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
 - 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
 - iii. is a landmark.

2.5 ASSESSMENT OF PROJECT IMPACTS

The assessment of impacts on cultural heritage resources is based on the impacts defined in the Ministry of Tourism, Culture and Sport (MTCS) *Infosheet #5 Heritage Impact Assessments and Conservation Plans*. Impacts to heritage resources may be direct or indirect. Direct impacts 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.

Indirect impacts to cultural heritage resources do not result in the direct destruction or alteration of the feature or its heritage attributes, but may indirectly affect the cultural heritage value of a property by causing:

- **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.
- **Land disturbances** such as a change in grade that alters soil, 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 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.

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2.6 MITIGATION STRATEGIES

Mitigation strategies for avoiding impacts on cultural heritage resources have been identified by the MTCS as part of the *Heritage Resources in the Land Use Planning Process Infosheet #5 Heritage Impact Assessments and Conservation Plans*. The MTCS suggest methods of minimizing or avoiding negative direct or indirect impacts including, but not limited to:

- alternative development approaches
- isolating development and site alteration from significant built and natural features and vistas
- design guidelines that harmonize mass, setback, setting, and materials
- limiting height and density
- allowing only compatible infill and additions
- reversible alterations
- buffer zones, site plan control, and other planning mechanisms.

(Government of Ontario 2006)

3.0 SITE HISTORY

3.1 INTRODUCTION

The study area is located in the City of London, within the Downtown HCD designated by the City under Part V of the *Ontario Heritage Act* in June 2013. The study area is formed by the municipal boundaries of 32, 36, 40 York Street and 330 Thames Street. The properties are situated on Part Lots 24 and 23 North of York. The following sections outline the historical development of the study area from the time of Euro-Canadian settlement to the 21st century.

3.2 PHYSIOGRAPHY

The study area 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, northwest of the study area (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).

3.3 HISTORICAL DEVELOPMENT

3.3.1 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). Wanting to create a model British society in Upper Canada, Simcoe named the area "New London" (Tausky and Distefano 1986: 5). When Simcoe returned to England in 1796, the capital title was transferred from London to York (now Toronto).

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The study area is located in the former Township of London. It was surveyed by Provincial Land Surveyor Mahlon Burwell beginning in 1810. The survey was put on hold during the War of 1812 and finished in the spring of 1819 (Page & Co. 1878: 9). The township was laid out using the double-front system, with lots divided into 200 acre parcels and arranged in 16 concessions with three additional concessions that are broken due to the Thames River (Plate 1).

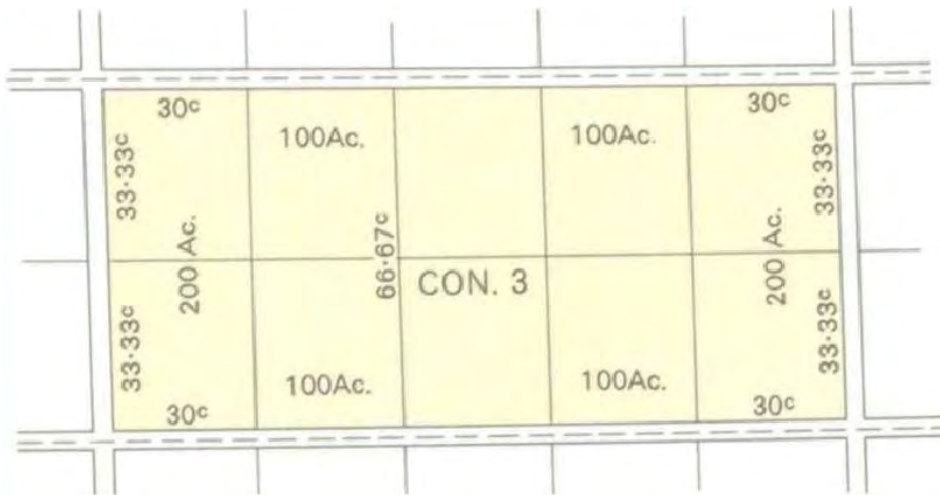


Plate 1: Double-Front Survey System (Dean 1969)

Settlement in the township was initially slow. It was not until Provincial Parliament decided 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. The act that was passed on January 30, 1826, made London the new district town and 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 (today Queens Avenue). Burwell was later responsible for surveying a vast majority of southwestern Ontario. The survey, completed in May and June 1826 included the study area with York Street named in honour of Prince Frederick, Duke of York (1763-1827) (Priddis 1909). One of the first official settlers was Peter McGregor in October 1826. He built a log cabin on the southwest corner of King and Ridout Streets and it served as both a house and tavern (Armstrong 1986: 33).

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3.3.2 19th Century Development

Development in the vicinity of the study area witnessed a large period of growth during the 19th century with residential and commercial properties initially constructed around Ridout Street; the main street at the time. Following completion of construction of the new courthouse in 1829 on Ridout Street just north of the study area numerous settlers were attracted to London, including District officials and officers of the Court. In 1832 the population was only 400 residents, but by 1835 it had increased to 1,037 (Page & Co. 1878: 8).

A public market was established on the courthouse square creating a centre of commercial activity. Houses and commercial businesses developed around the courthouse, with most of the residences situated between the south branch of the Thames River and Wellington Street (Stantec 2011: 2.6-2.7). Streets were initially made of logs laid in rows to form corduroy roads, while hills were graded to permit teams of horses (Armstrong 1986: 35). Buildings in London were originally constructed primarily of wood prior to the Great Fire of 1845 which destroyed buildings just east of the courthouse (Baker 2000: 7).

A stimulus to the settlement's population followed the rebellion against the political system in Upper Canada in December 1837. The British government decided to situate a garrison in London, selecting the town for its location between the United States border and the capital of the colony in York. With the stationing of two regiments in 1838, the population of London nearly doubled overnight (Burant and Saunders 1983: 9). From 1838, until the troops were withdrawn from London in 1853 and then stationed again from 1861 to 1869, eight regiments were stationed at the garrison. These regiments strongly influenced the development of London through assistance in building roads and civic improvements as well in the development of military culture in London laying the foundations for a socially active community (Burant and Saunders 1983: 9).

In 1840, with a population of about 2,000, London was incorporated as town and a board of police was established. The "New Survey" was also created to integrate a larger population and was an extension of the original Burwell survey. It extended the town boundaries east to Adelaide Street and north to Huron street (Lutman 1978: 34). In 1845, when the market was moved to its present location at 130 King Street, the downtown core shifted. The main street moved from Ridout Street to Richmond Street and business developed around the new market (Stantec 2011: 2.7). In 1850, the town passed a by-law prohibiting the erection of wooden buildings in the town centre, a section just east of the study area between Ridout and Clarence Streets and King and Queen Streets (Baker 2000: 7). The Great Western Railway opened a passenger station on York Street, between Richmond and Clarence in 1853. Warehouses, industries, and hotels developed near the railway station and tracks (Stantec 2011: 2.9).

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Following the arrival of the railway, London's population surpassed 10,000, and it was incorporated as a city in 1855. The city was divided into seven wards; each ward elected two aldermen and two councilmen (Armstrong 1986: 68). Growth continued into the late 19th century from a population of 11,200 in 1860 to 19,941 in 1880. In 1885, London East was amalgamated with City of London followed by the annexation of London South in 1890 and London West in 1897 (Miller 1992: 146). This increase included a more diverse population in both religion and origins (Armstrong 1986: 113). New church groups that emerged included the Latter Day Saints who established a congregation in the study area at 20 York Street in 1892 (Appendix A). The church changed religious denominations in 1894 becoming the Methodist Mission.

Within the study area and along York Street, houses were constructed in the mid-to-late 19th century and integrated into an industrial and manufacturing area of the city near the railway. On the southwest corner of York and Thames Street was the Canadian General Electric (G.E.) Company power station constructed in 1893 under the design of architect John Mackenzie Moore (1857-1930) (Biographical Dictionary of Architects in Canada, Moore n.d). The company provided power to the London Street Railway (L.S.R.) until 1895, when the L.S.R. began operating its own steam-powered electricity generating plant on the G.E. property (London Public Library, London Transportation Commission, n.d). The 1892 (Revised 1907) City of London Fire Insurance Plan shows the London Electric Company Ltd. on the property (Figure 4.2). The property which extended along the east side of the Thames River between York and Bathurst Streets, included the electric light station, the boiler plant, coal pile, street railway power plant, and storage structures. The boiler plant still exists on the property at 309 Thames Street within the study area.

The study area is depicted on the 1881 City of London Fire Insurance Plan (Revised 1888). It contained 18 and 20-22 York Street and part of the property of 24-34 York Street (Figure 3). The municipal addresses were changed in 1926 (Appendix A). Seale's Terrace the section of row houses at 24-34 York Street were constructed in the early 1880s by James Seale and existed on the site until 1955.

As evident on Figure 3 a wood frame multi-storey structure existed at 20-22 York Street prior to the Latter Day Saints Church in 1892 shown as Mission Hall on a later fire insurance plan (Figure 4). The previous structure was a broom factory that was purchased by Thomas McCormick (1830-1906) a prominent London businessman and deeded to the church under the direction of Evangelist Thomas Leonard Belcher. Belcher (1848-1934) and his wife Mary came to London from Toronto in the late 19th century (Plate 2) (London Free Press 1929). A new structure was constructed on the property for the Methodist Mission Church in about 1897 (Plate 3). It was designed by Herbert Edward Matthews (1867-1941) a local London architect (Biographical Dictionary of Architects in Canada, Matthews, n.d). Methodist Mission Church operated until the late 1920s.

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**Plate 2: Thomas L. Belcher and Mrs. Belcher ca. 1916
(Source: London Public Library, Portrait of T.L. Belcher and Wife, n.d.)**

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Plate 3: York Street Mission Church (Source: London Free Press 1914)

The buildings directly to the west on the southeast corner of Thames and York Streets were built in the late 19th century. The two storey brick residence on the northeast corner of Thames and York Streets was built in the early 1900s. On Figure 3, the property 24 York Street would have been 4 York Street and it is evident that a one storey wood structure connected to 2-8 York Street existed on the property in the 1880s. Comparing Figure 3 and Figure 4, it is evident that the properties at 2 to 8 York Street were modified between 1890 and 1907, with 4 York Street replaced with the current structure.

The one-and-a-half storey wood residence at 18 York Street depicted on Figure 3 became 34 York Street in 1927 and was located on the property until 1950. North of the study area was the King Street School, at 23 King Street. Built in the early 1880s as a four room schoolhouse it was demolished in the mid-20th century (Plate 4) (London Free Press 1938). South of the study area, the brick buildings at 13 and 15 York Street are the earliest remaining structures near the study area built in about 1850 (Baker 2000: 135). On Figure 3, 13 and 15 York Street are shown as 5 and 7 York Street.

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Plate 4: King Street School 1938 (Source: London Free Press 1938)

3.3.3 20th Century Development

Development throughout the 20th century surrounding the study area changed to primarily commercial, with residential reemerging towards the end of the century with the erection of high-rise apartment buildings. The City'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 reached 50,000 and the city boundaries were enlarged by 2,200 acres to accommodate the increase (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).

The 1950s brought new development along York Street generally and within the study area more specifically. The Methodist Mission Church, which became the House of Power (Prayer) in the 1930s and the Church of the Nazarene in the 1940s, had become the York Street Hall by 1955 (Appendix A). Seale's Terrace was torn down at 38-46 York Street in 1955 and replaced with Cramer's Dry Cleaner's Limited and Laundry Limited at 40 York Street in 1957. The building was home to a dry cleaners and laundry business until the mid-1980s. The Copp's Buildall located adjacent to the study area at 21 and 45 York Street was constructed in the early 1950s on the



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site of the George N. Kernohan Lumber Company Ltd. yard (Figure 4). The Dalton Fuels office building situated directly to the west, at 19 York Street, was constructed in 1954 (Plate 5) (Baker 2000: 89). Charles A. Dalton came to London in 1933 and started in the coal business with one truck out of the depot on Rectory Street (London Free Press 1954). The building was considered for demolition in 2011 for the proposed expansion of Copp's Buildall. However, instead the building underwent extensive renovations (Architectural Conservancy of Ontario 2015: 3).



Plate 5: Dalton Fuels 1954. (Source: London Free Press 1954)

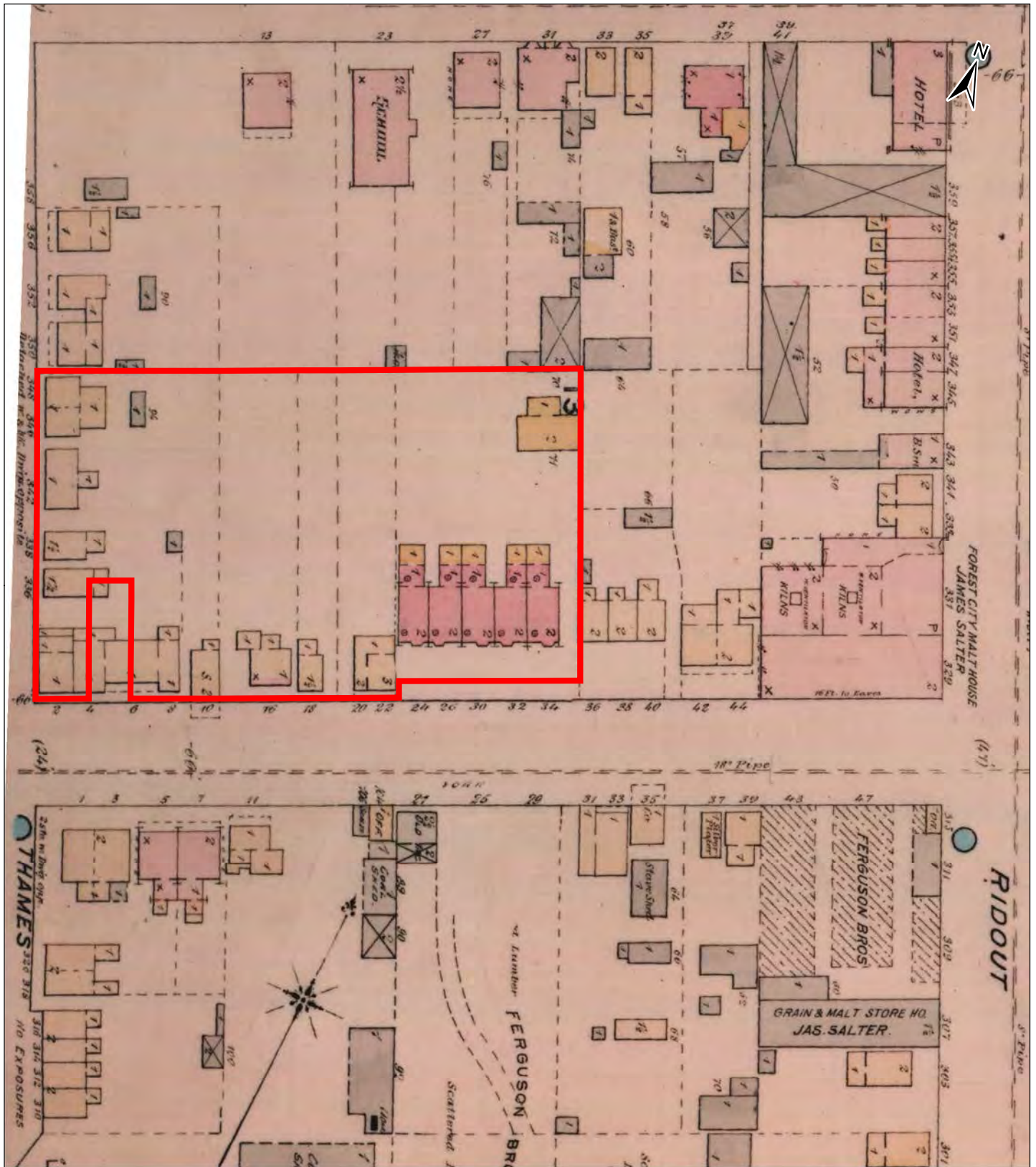
In the early 1960s, London witnessed its greatest period of growth set in motion by the 1960 official plan, *Urban Renewal London Ontario: A Plan for Development and Redevelopment* (Miller 1992: 211). The following year, annexation was approved by the Ontario Municipal Board which granted the city more land with the amalgamation of London Township and Westminster Township. This resulted in a population increase from 63,369 to 165,815. Industries were also developing and expanding, schools were full and thriving, and new hospital building campaigns were launched. By the 1960s London had over 328 manufacturing plants, 80 wholesale businesses, and 70 construction supply companies (Miller 1992: 219). On July 1, 1972, the Gallery Theatre opened in the former York Street Hall following \$40,000 in renovations which created a seating capacity for a 100 people and a stage (Crawford 1972). The theatre operated until 1990 (Appendix A).

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The prominent location of the study area near the Forks of the Thames River and the downtown core of the City of London has influenced development throughout the 20th century and into the 21st century. The structures that existed along Thames Street and adjacent to 24 York Street were demolished in the late 20th century and replaced with Ivey Park, which is part of an interconnected park system along the Thames River. The park was named for an influential and philanthropic family in London. Charles Henry Ivey (1856-1922) began practicing law in London in 1883 and formed a partnership with Isidore F. Hellmuth in 1888. By 1900, Hellmuth moved to Toronto and Ivey developed the law practice into major firm within the City. Generations of the Ivey family have continued to leave an influence on the City, including Charles Herbert Ivey and Richard G. Ivey (London Culture, n.d).

North of the study area, high-rise apartment buildings were constructed, with the 18-storey 21 King Street on the King Street School property. The City of London's growth has continued into the 21st century with a population in 2011 of 366,151 residents (Statistics Canada 2012).



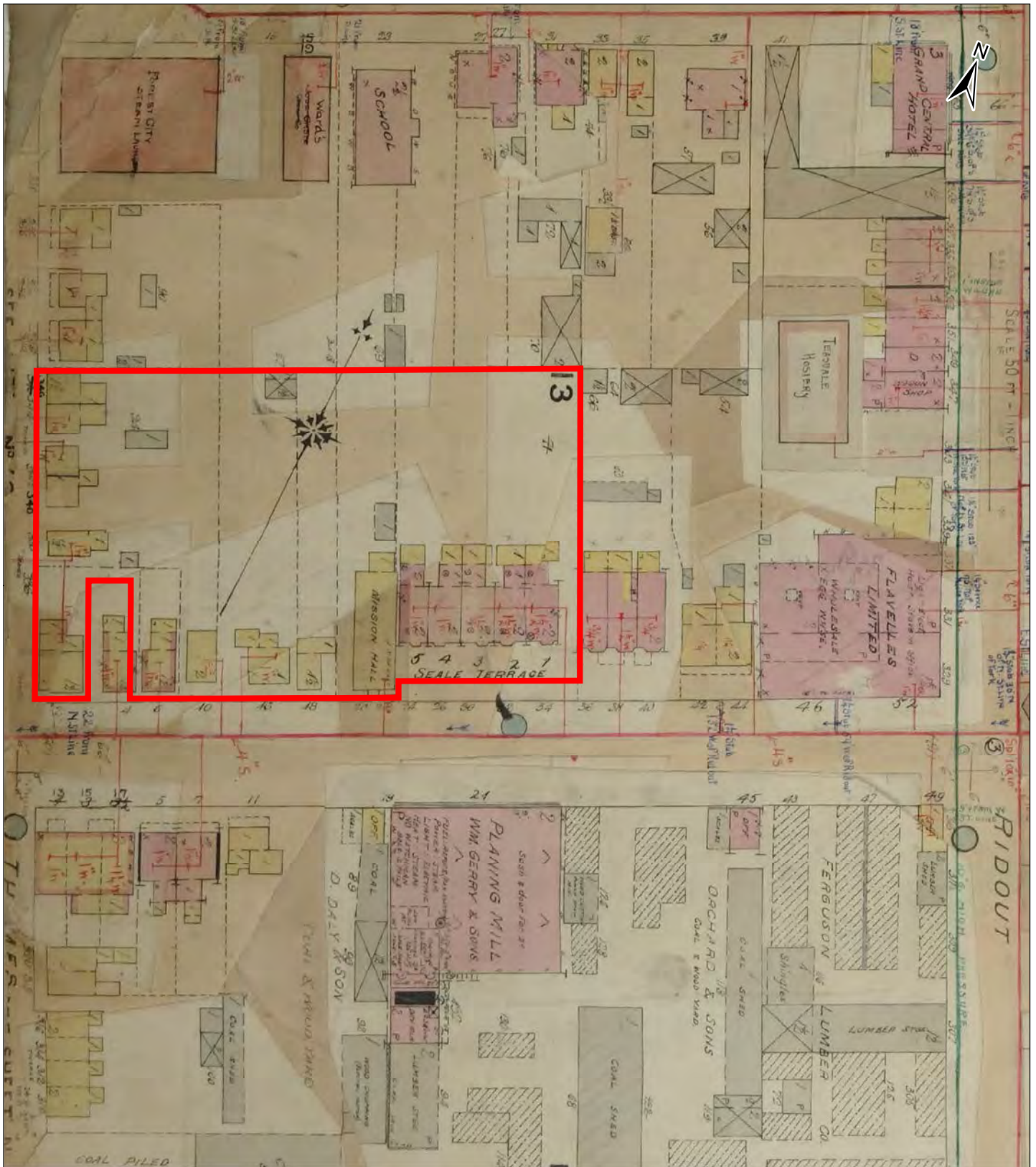
Legend
 Study Area

Client/Project
 Tricar - York Street
 Heritage Impact Statment
 London, ON Canada

- Notes
1. Historical information not to scale
 2. City of London Fire Insurance Plan, 1881 (revised 1888). University of Western Ontario Archives.

Figure No.
 3

Title
 City of London, 1881
 (Revised 1888)




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April 2017
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Legend

 Study Area

Client/Project

Tricar - York Street
 Heritage Impact Statment
 London, ON Canada

Figure No.

4.1

Title

City of London, 1892
 (Revised 1907)

Notes

1. Historical information not to scale
2. City of London Fire Insurance Plan, 1892 (revised 1907). University of Western Ontario Archives.

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4.0 SITE DESCRIPTION

The study area is located at 32, 36 40 York Street and 330 Thames Street. The properties currently comprise three individual lots on the north side of York Street between Thames Street and Ridout Street in downtown London, Ontario. The properties are located within the Downtown London HCD, designated under Part V of the *Ontario Heritage Act* in 2012.

4.1 STUDY AREA DESCRIPTION

4.1.1 32 York Street

The lot at 32 York Street contains an asphalt parking area with no structures (Plate 6). The paved parking area is accessed from York Street. The topography of the lot slopes northward from York Street. A strip of vegetation is located along the east side of the lot, between 32 York Street and 36 York Street. The vegetation contains naturalized growth and four young maple trees.

The property is considered to be of 'indeterminate' value in the HCD plan and not given a category ranking.



Plate 6: 32 York Street

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4.1.2 36 York Street

The property at 36 York Street is a two and one half storey building at the York Street frontage with the rear of the building constructed into the rise of land on the site (Plate 7). The structure has a front gable roof with asphalt shingles. The foundation materials of the building are undetermined due to cladding. The building is clad in stucco and half timbering. The south elevation of the building contains a central projection with bellcast roof, a sliding rectangular window, and board and batten cladding. On the west side of the projection, on the first storey, there is a small rectangular sliding window. On the second storey, on either side of the front projection, there are rectangular 1/1 windows.

The west elevation contains the main entrance to the building, accessed by a wooden porch structure with gable roof (Plate 8). South of the entrance porch, there is a pair of 1/1 rectangular windows. Two more rectangular 1/1 windows are located north of the entrance feature. Due to the sloping topography of the lot, the entrance and windows are located on what is considered to be the second storey of the building when viewed from the York Street frontage. A metal door is located on the first storey, and markings in the stucco suggest there may have been other windows on this elevation on the first storey that have been covered. A buff brick chimney extends from the roofline near the pair of windows and entrance.

The north elevation of the structure contains a one storey board and batten clad addition on concrete foundation with a 1/1 rectangular window. The east elevation of the building does not contain any window or door openings, but is covered in stucco or EIFS cladding (Plate 9). There is a small landscaped area in front of the building with a wood retaining wall, shrubs and groundcover, and three cedar trees. A small shrub in additional wooden retaining container is located on the west elevation near the entrance.

The property is ranked as a category B property in the HCD plan.

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Plate 7: 36 York Street



Plate 8: West elevation of 36 York Street



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Plate 9: East elevation of 36 York Street

4.1.3 40 York Street

The property at 40 York Street is a two storey brick and concrete block structure painted white with a flat roof (Plate 10). The building is built into the rise of land north of York Street, similar to the adjacent properties. The south elevation of the structure contains large plate glass windows on the first storey, with glass and metal entrance doors. On the very western edge of the south elevation is a recessed brick wing with two small square windows. The second storey contains four large plate glass rectangular windows, and the company name painted across the second storey elevation.

The property is ranked as a category B property in the HCD plan.

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Plate 10: 40 York Street

4.1.4 330 Thames Street

The property at 300 Thames Street contains parkland which forms part of Ivey Park, according to City mapping. It is adjacent to the residential apartment building at 19 King Street and surrounds 24 York Street at the west, north, and east ((Plate 11). This area of parkland contains lawn sloping upwards to the adjacent properties to the east. It contains scattered trees including maples, Norway spruce, and cottonwood. The park does not contain pathways, signage, benches, public art, or planned garden areas which differs from the remainder of Ivey Park on the west side of Thames Street and north of King Street (Plate 21).

The property is identified as a 'heritage property' but not given a classification ranking in the HCD plan. Thames Street at the property is classified as a 'residential' streetscape in the HCD plan.

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Plate 11: Ivey Parkland at 330 Thames Street

4.2 ADJACENT PROPERTY DESCRIPTION

4.2.1 331 Thames Street

On the west side of York Street is a continuation of Ivey Park, addressed at 331 Thames Street. This portion of Ivey Park also contains commemorative signs referring to this portion as the London Peace Park and the Labour Memorial Park. The Labour Memorial Park is dedicated to immigrants who settled this area between 1834 to 1837 (Plate 12).

The park is identified as a civic/institutional streetscape and identified as a heritage property in the HCD plan. It is not given a classification ranking.

4.2.2 5 York Street/309 Thames Street

The property consists of a one storey structure with a high-pitched modern salt box roof. The structure has a one storey rear addition with a low-pitched gable roof. The exterior is clad in modern siding. The front (west) elevation has a semi-circular dormer with large single-pane window. The north elevation had three large modern windows each with a semi-circular hood. The building fronting on York Street is connected to a two and one half storey structure fronting on Thames Street with a high-pitched monitor roof. The building is clad with modern siding on the first two storeys, with buff brick above and corbelling in the gable. The building has modern entrance and garage doors and windows (**Plate 13, Plate 14**).



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4.2.3 7-11 York Street

The property consists of a two storey row housing residential dwelling that has been converted to commercial use. The building is clad in buff brick with a rectangular plan and a medium-pitched hipped roof. The front (north) elevation has a gable peak at the western end with a central window, decorative woodwork and wood brackets. The exterior has a wide eaves and stone window sills. The front elevation has a gable portico with entrances to two units, while the third is accessed by a single door to the west. The first storey has modern bay windows and a window with a wood surround, and the second storey has 2/2 sash windows and modern rectangular windows (Plate 15).

4.2.4 13-15 York Street

The property consists of one half of a semi-detached residential dwelling divided for the purposes of this inventory into two units based on municipal addresses. The building is constructed of buff brick with a rectangular plan and side gable roof. The building has a symmetrical façade. This unit contains a single entrance door with sidelights, a transom, and a brick voussoir. The front elevation contains slightly segmental arched window openings, with single pane or 1/1 sash windows and brick voussoirs. The front elevation has a slightly projecting horizontal brick band at the cornice, between the first and second storey, and a vertical band between the two units (Plate 16).

4.2.5 17-19 York Street

The property is a one and two storey structure with flat roof. It has a nearly symmetrical front façade that contains a central chimney, large multi-paned rectangular windows, decorative modernist stonework, and wide overhanging eaves. The building is of mid-century modern design (Plate 17).

4.2.6 21 York Street

The property is a warehouse space for the Copps Buildall hardware store and is a rectangular structure with low side gable roof, modern siding and three garage door bays (Plate 18).

4.2.7 24 York Street

The property contains a one and one half storey former residences, with front gable roof and wooden bargeboard in the gable. The building is constructed of buff brick, with a board and batten gable addition at the rear that extends slightly higher than the original building. The front elevation features a single entrance door with awning, a pair of rectangular windows in a slightly segmental arched opening with brick voussoir. The second storey contains two rectangular windows with brick voussoirs. Contemporary stone has been installed just above the foundation level on the front elevation (Plate 19).



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4.2.8 45 York Street

The property contains a two storey commercial brick building with flat roof. At the roofline there is a small section of sloped overhanging eaves with wood shingles. The brick section of the building contains no window or door openings, the western section of the building contains large single pane display windows and double steel and glass doors. Contemporary wooden screening/cladding is located on the second storey of the western section of the building (Plate 20).

4.2.9 52 York Street

The property contains a paved asphalt parking lot located between two commercial properties. The driveway slopes up to the north and there is a wood retaining wall with small strip of grass at the front of the property (Plate 21).

4.2.10 19 King Street

The property contains a 13 storey residential condominium apartment building. The building has a rectangular plan with flat roof, and contains rectangular windows, sliding doors, and glass balconies. The building has modern stucco/EIFS style cladding (Plate 22).

4.2.11 21 King Street

The property contains a 16 storey residential apartment building, with commercial units on the ground floor. The building is clad with concrete block and textured concrete panels, with metal balconies on the rear elevation and glass balconies on the front elevation. The building has rectangular windows. On the first storey, there are full length windows and sliding glass and metal doors (Plate 23).

4.2.12 York Street Streetscape

The section of York Street containing the study area does not contain the typical commercial corridor and complete street wall found in other parts of the HCD, notably along King Street, Richmond Street, and Dundas Street. The block of York Street containing the study area contains a mix of building types with varying setbacks, dates of construction and architectural influences as well as paved parking areas (Plate 24, Plate 25, Plate 26) Between Ridout Street and Thames Street, York Street is classified in the HCD plan as an industrial warehouse streetscape to the east portion of the block, and a commercial streetscape to the west portion of the block.

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Plate 12: View of 331 Thames Street (Ivey Park)



Plate 13: View of 5 York Street



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Plate 14: View of 309 Thames Street looking west from Thames Street



Plate 15: View of 7-11 York Street



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Plate 16: 13-15 York Street



Plate 17: 17-19 York Street



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Plate 18: 21 York Street



Plate 19: 24 York Street

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Plate 20: 45 York Street



Plate 21: 53 York Street



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Plate 22: 19 King Street



Plate 23: 21 King Street



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Plate 24: Looking northwest from the intersection of York and Ridout Streets



Plate 25: Looking west along York Street



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Plate 26: View looking northeast along York Street to Ridout Street

5.0 RESULTS

5.1 FIELD PROGRAM

As described in Section 2.0, a pedestrian survey of the study area was undertaken to identify known and potential heritage resources situated within, and adjacent to, the study area. Confirmation of previously identified protected properties also took place. Where identified, the site was photographically documented from publicly accessible roadways. Chronological property ownership and occupation can be found in Appendix A.

Due to their location within the Downtown London HCD, all properties immediately adjacent to the study area or located across York Street were evaluated for potential cultural heritage value or interest.

5.2 EVALUATION OF CULTURAL HERITAGE VALUE OR INTEREST





Properties within and adjacent to the study area are within the Downtown London HCD. They are all designated under Part V of the *Ontario Heritage Act* and have been ranked in the HCD Study and Plan as to their level of contribution to the HCD. To provide a more detailed understanding of the CHVI of each property and identify individual heritage attributes for which impacts can be assessed, individual evaluations were undertaken in this HIS. Detailed evaluations are contained within Appendix A. Each property was evaluated according to O. Reg. 9/06, the criteria for determining CHVI (see Section 2.0). Where CHVI was identified, the property was assigned a cultural heritage resource number, heritage attributes were identified, and was determined to contain a cultural heritage resource, for the purposes of assessment in this report.

Following evaluation, a total of ten properties both within and adjacent to the study area were identified as containing cultural heritage resources with individual heritage attributes, in addition to their HCD designation (Figure 5). Two of the structures are residential buildings, one is a purpose-built commercial building, one is a former industrial building, and five have been adapted from their former residential or institutional uses for commercial purposes. One property is a municipal park. A summary of all properties assessed and corresponding heritage resource number (CHR), where appropriate, is provided in Table 1.

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Table 1: Potential Cultural Heritage Resources

Municipal Address	CHVI	CHR	Heritage Attributes	Photograph
13 York Street	Y	1	<ul style="list-style-type: none"> • Two storey massing • Side gable roof • London brick construction • Symmetrical façade • Segmental arch window openings with voisoirs • Single door with sidelights and transom • Projecting horizontal brick bands at cornice, first storey, and second storey 	
15 York Street	Y	2	<ul style="list-style-type: none"> • Two storey massing • Side gable roof • London brick construction • Symmetrical façade • Segmental arch window openings with voisoirs • Single door with sidelights and transom • Projecting horizontal brick bands at cornice, first storey, and second storey 	
17-19 York Street	Y	3	<ul style="list-style-type: none"> • One and two storey massing • Flat roof • Decorative stonework • Large multi-pane rectangular windows • Central chimney 	
21 York Street	N	N/A	<ul style="list-style-type: none"> • N/A 	

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Table 1: Potential Cultural Heritage Resources

Municipal Address	CHVI	CHR	Heritage Attributes	Photograph
24 York Street	Y	4	<ul style="list-style-type: none"> • One and one half storey massing • Buff brick construction • Front gable roof with wooden bargeboard • Rectangular and segmental arch widow openings with brick voussoirs 	
32 York Street	N	N/A	<ul style="list-style-type: none"> • N/A 	
36 York Street	Y	5	<ul style="list-style-type: none"> • Two and one half storey massing • Front gable roof • Plain wooden bargeboard in front gable • Half timbering • Construction into the slope of land of the lot 	
40 York Street	N	N/A	<ul style="list-style-type: none"> • N/A 	
52 York Street	N	N/A	<ul style="list-style-type: none"> • N/A 	

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Table 1: Potential Cultural Heritage Resources

Municipal Address	CHVI	CHR	Heritage Attributes	Photograph
45 York Street	N	N/A	• N/A	
19 King Street	N	N/A	• N/A	
21 King Street	N	N/A	• N/A	
330 Thames Street (Ivey Park, east side of Thames Street)	N	N/A	• N/A	
5 York Street	N	N/A	• N/A	

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Table 1: Potential Cultural Heritage Resources

Municipal Address	CHVI	CHR	Heritage Attributes	Photograph
7 York Street	Y	6	<ul style="list-style-type: none"> • Two and one half storey structure • Medium-pitched hip and gable roof • Rectangular plan • Buff brick exterior • Central medium-pitched gable peak with decorative woodwork and wood brackets • Asymmetrical front (north) elevation 	
9 York Street	Y	7	<ul style="list-style-type: none"> • Two storey structure • Medium-pitched hip roof • Rectangular plan • Buff brick exterior • Asymmetrical front (north) elevation entrance door 	
11 York Street	Y	8	<ul style="list-style-type: none"> • Two storey structure • Medium-pitched hip roof • Rectangular plan • Buff brick exterior • Asymmetrical front (north) elevation entrance door 	

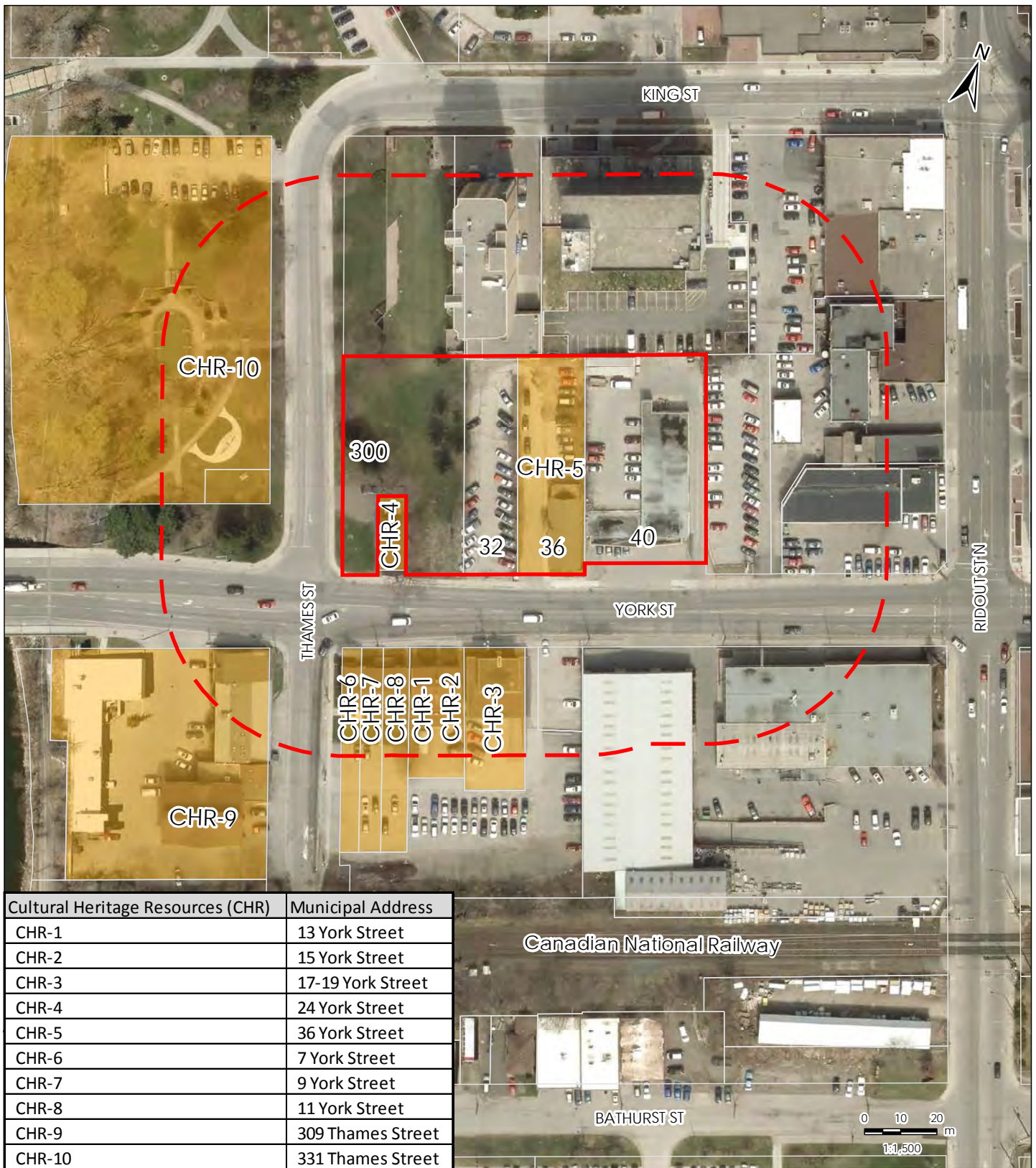
**HERITAGE IMPACT STATEMENT
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Table 1: Potential Cultural Heritage Resources

Municipal Address	CHVI	CHR	Heritage Attributes	Photograph
309 Thames Street	Y	9	<ul style="list-style-type: none"> • One storey structure • High-pitched monitor roof • Medium-pitched central gable peaks (north and south elevations) • Buff brick exterior 	
331 Thames Street (Ivey Park, west side of Thames Street)	Y	10	<ul style="list-style-type: none"> • Intangible associative and contextual values associated with the theme of the labour movement • Organized spaces • Stone walls • Mature trees • Well-proportioned spaces of pathways, commemorative features, and plant materials 	

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 Revised: 2017-05-01 By: abrown



May 2017
 161413372



Legend

- Study Area
- 50m Buffer
- Parcels
- Cultural Heritage Resources (CHR)

Client/Project

Tricar - York Street
 Heritage Impact Statment
 London, ON Canada

Figure No.

5

Title

Identified Cultural
 Heritage Resources

Notes

1. Coordinate System: NAD 1983 UTM Zone 17N
2. Imagery and base features used under license with the City of London, © 2015.

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5.3 DISTRICT STUDY AND PLAN

This HIS also reviewed the character statements and character elements in the Downtown London HCD Study and Plan. This review was required to determine the reasons why the HCD is significant and how the proposed development interacts with the significant features or character of the HCD. The District Study and Plan provide character statements for the historic, architectural, and landscape components of the HCD, however, it does not identify a specific list of heritage attributes (Stantec, 2011; Stantec, 2012). As such, the following items are drawn from the heritage character statements and identified in the HCD Study as contributing to the cultural heritage value of the HCD:

- Lots originally laid out to accommodate residential and associated buildings with setbacks from the front and side lot lines, creating a landscape prominence to the street.
- Original building composition of independent structures of typically two or three storeys on generous lot.
- Development of four to twenty storey mostly nonresidential buildings that have been redeveloped but done so in a manner that respects the historic residential pattern of streetscape (e.g. Bell building, London Life, 200 queens, the ILndon cCub).
- Rhythm of lawns, walks, tree plantings, landscaping and entrances to create interest at street level.
- Streetscapes of curb, grassed and treed boulevards, walks, lawns and landscaping to building.
- In commercial areas, development lots are built out to the front and side lot lines, creating a continuous street wall.
- The tightness of the street is an integral part of the character.
- Buildings of varying heights between two and six storey create a varied street wall profile.
- Rhythm of recessed entrances and storefronts create interest at street level.
- Landscape and building materials are predominantly masonry – brick, stone, and concrete – with a variety of ornamentation.
- Salkways that are tight to the buildings, level and continuous, defined along road edge by services and signage creating a tight, busy corridor for pedestrian movement.
- In the industrial/warehouse area, original building lots were built out to the front and to one of the side lot lines, creating a street wall that is interrupted by lanes and drives.
- Street characterized by vehicular traffic rather than pedestrian.
- Open space along the thames river and Eldon House park land given to the city in the 1960s.

(Stantec, 2011; Stantec, 2012)

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The HCD Plan also identifies several views within the HCD that should be protected. The significant views identified are of landmark buildings and their settings. These views include:

- views to the London Armouries building (325 Dundas Street)
- views to the Middlesex County Courthouse (399 Ridout Street North)
- views to the London Life building (255 Dufferin Avenue)
- views to Eldon House (481 Ridout Street)
- broader scenic views of the forks of the Thames from the Middlesex Courthouse promontory
- views from Eldon House Gardens west towards the Mount Pleasant Cemetery

(Stantec, 2011; Stantec, 2012)

6.0 IMPACT ASSESSMENT

6.1 DESCRIPTION OF THE PROPOSED SITE ALTERATIONS

Tricar is proposing construction of residential high-rise on the properties at 32, 36, and 40 York Street approximately 24 storeys in height while the property at 330 Thames Street is proposed to potentially be used for driveway access to the main residential and office entrances, with a semi-circular driveway accessed from Thames Street. The proposed development anticipates a two storey podium base with a 24 storey tower and 15 storey tower set back from the podium façade by approximately seven metres on the York Street frontage.

The proposed development anticipates the removal of all existing structures, and parking areas currently existing on these properties. Some trees on 330 Thames Street may be removed. At this time, detailed site plan and renderings of the structure showing its location, elevations, massing details, and materials are not available. Given this, the HIS will assess impacts of the proposed demolition of properties on 32-40 York Street and the potential impacts on the proposed development type on the heritage attributes of the adjacent properties and policies of the Downtown HCD.

6.2 ANTICIPATED IMPACTS

The following sections outline the potential impacts on all cultural heritage resources described in Section 5.0. Where impacts to identified cultural heritage resources are anticipated, 'A' is listed in the column. Where there may be potential for indirect impacts, 'P' is listed in the column. Where no impacts to cultural heritage resources are anticipated, 'N' is listed in the column. Many of the impact categories are not applicable given the scope of the proposed undertaking and the heritage attributes of a property of the Downtown HCD. Where this is the case, 'N/A' is entered in the table.

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Table 2: Potential Impacts to Identified Cultural Heritage Resources

Property	Potential for Direct Impact		Potential for Indirect Impact					Discussion
	Destruction	Alteration	Shadows	Isolation	Obstruction	Change in Land Use	Land Disturbances	
13 York Street (CHR-1)	N	N	N	N	N	N	P	<p>The heritage resource is positioned outside of study area. However, its position within 50 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>
15 York Street (CHR-2)	N	N	N	N	N	N	P	<p>The heritage resource is positioned outside of study area. However, its position within 50 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>
17-19 York Street (CHR-3)	N	N	N	N	N	N	P	<p>The heritage resource is positioned outside of study area. However, its position within 50 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>

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Table 2: Potential Impacts to Identified Cultural Heritage Resources

Property	Potential for Direct Impact		Potential for Indirect Impact					Discussion
	Destruction	Alteration	Shadows	Isolation	Obstruction	Change in Land Use	Land Disturbances	
24 York Street (CHR-4)	N	N	N	N	N	N	P	The heritage resource is positioned outside of study area. However, its position within 50 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.
36 York Street (CHR-5)	A	A	N	N	N	A	A	The heritage resource may be removed as part of the site development, resulting in direct impacts. Therefore, measures must be prepared to mitigate impacts.
7 York Street (CHR-6)	N	N	N	N	N	N	P	The heritage resource is positioned outside of study area. However, its position within 50 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.
9 York Street (CHR-7)	N	N	N	N	N	N	P	The heritage resource is positioned outside of study area. However, its position within 50 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.

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Table 2: Potential Impacts to Identified Cultural Heritage Resources

Property	Potential for Direct Impact		Potential for Indirect Impact					Discussion
	Destruction	Alteration	Shadows	Isolation	Obstruction	Change in Land Use	Land Disturbances	
11 York Street (CHR-8)	N	N	N	N	N	N	P	The heritage resource is positioned outside of study area. However, its position within 50 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.
309 Thames Street (CHR-9)	N	N	N	N	N	N	N	The heritage resource is positioned outside of the study area and outside of the 50 metre buffer area where vibration impacts may be anticipated. Therefore, no mitigation measures are required.
331 Thames Street (CHR-10)	N	N	N	N	N	N	N	Shadow impacts on the park were considered but determined by the project arbourist to not be an impact as the shadows are not permanent. Therefore, no mitigation measures are required.

N = Impact not anticipated

P= Potential for impact

A= Anticipated impact

N/A= Not applicable

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Table 3: Potential Impacts on Heritage Attributes of the Downtown London Heritage Conservation District

Attribute	Potential for Direct Impact		Potential for Indirect Impact					Discussion
	Destruction	Alteration	Shadows	Isolation	Obstruction	Change in Land Use	Land Disturbances	
Lots originally laid out to accommodate residential and associated buildings with setbacks from the front and side lot lines, creating a landscape prominence to the street	N	N	N/A	N/A	N/A	N	N	The proposed development plan incorporates a landscaped setback between the building and the street, and is not anticipated to impact this attribute. Therefore, no mitigation measures are required.
Original building composition of independent structures of typically two or three storeys	A	A	N/A	N/A	N/A	P	P	The proposed development is a high-rise that is larger than the original building composition of two and three storey structures, and results in the removal of two existing structures of this type. Therefore, measures must be prepared to mitigate impacts.
Development of four to twenty storey mostly non-residential buildings that have been redeveloped but done so in a manner that respects the historic residential pattern of streetscape (e.g. Bell building, London Life, 200 Queens, the London Club)	N/A	N/A	N/A	N/A	N/A	N/A	N/A	The scope of the proposed development is not applicable to this attribute of the Downtown HCD. Therefore, no mitigation measures are required.
Rhythm of lawns, walks, tree plantings, landscaping and entrances to create interest at street level	N	A	N/A	N/A	N/A	N/A	N/A	The existing rhythm of the streetscape will be altered with the proposed development. Therefore, measures must be prepared to mitigate impacts.

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Table 3: Potential Impacts on Heritage Attributes of the Downtown London Heritage Conservation District

Attribute	Potential for Direct Impact		Potential for Indirect Impact					Discussion
	Destruction	Alteration	Shadows	Isolation	Obstruction	Change in Land Use	Land Disturbances	
Streetscapes of curb, grassed and treed boulevards, walks, lawns and landscaping to building	N	A	N/A	N/A	N/A	N/A	N/A	While alterations to the existing streetscape at the study area would occur as a result of the proposed development, the study area does not contain these landscape features along York Street. Alterations to the existing streetscape along Thames Street are anticipated with the installation of driveway access. Therefore, measures must be prepared to mitigate impacts.
In commercial areas, development lots are built out to the front and side lot lines, creating a continuous street wall	N/A	N/A	N/A	N/A	N/A	N/A	N/A	The scope of the proposed development is not applicable to this attribute of the Downtown HCD, as there is not a continuous street wall in this part of the HCD. Therefore, no mitigation measures are required.
The tightness of the street is an integral part the character	N/A	N/A	N/A	N/A	N/A	N/A	N/A	The scope of the proposed development is not applicable to this attribute of the Downtown HCD. Therefore, no mitigation measures are required.
Buildings of varying heights between two and six storey, create a varied street wall profile	N	A	N/A	N/A	N/A	N/A	N/A	The proposed development will be larger than the typical massing of two to six storey buildings within the HCD, will contribute to a varied street wall profile. The proposed development site is located in an area adjacent to two apartment towers, and nearby others on Ridout Street between York and



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Table 3: Potential Impacts on Heritage Attributes of the Downtown London Heritage Conservation District

Attribute	Potential for Direct Impact		Potential for Indirect Impact					Discussion
	Destruction	Alteration	Shadows	Isolation	Obstruction	Change in Land Use	Land Disturbances	
								King, but results in the removal of structures within the two-six storey range. Therefore, measures must be prepared to mitigate impacts.
Rhythm of recessed entrances and storefronts create interest at street level	N/A	N/A	N/A	N/A	N/A	N/A	N/A	The scope of the proposed development is not applicable to this attribute of the Downtown HCD, as this attribute relates to traditional commercial storefronts not found in this area of the HCD. Therefore, no mitigation measures are required.
Landscape and building materials are predominantly masonry – brick, stone, and concrete – with a variety of ornamentation	A	A	N/A	N/A	N/A	N/A	N/A	The existing building and landscape materials will be altered or removed as a result of the proposed development. Therefore, measures must be prepared to mitigate impacts.
Walkways that are tight to the buildings, level and continuous, defined along road edge by services and signage creating a tight, busy corridor for pedestrian movement	N/A	N/A	N/A	N/A	N/A	N/A	N/A	The scope of the proposed development is not applicable to this attribute of the Downtown HCD. Therefore, no mitigation measures are required.
In the industrial/warehouse areas, original building lots were built out to the front and to one of the side lot lines, creating a street wall that is interrupted by lanes and drives	N/A	N/A	N/A	N/A	N/A	N/A	N/A	The scope of the proposed development is not applicable to this attribute of the Downtown HCD. Therefore, no mitigation measures are required.

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Table 3: Potential Impacts on Heritage Attributes of the Downtown London Heritage Conservation District

Attribute	Potential for Direct Impact		Potential for Indirect Impact					Discussion
	Destruction	Alteration	Shadows	Isolation	Obstruction	Change in Land Use	Land Disturbances	
Street characterized by vehicular traffic rather than pedestrian	N/A	N/A	N/A	N/A	N/A	N/A	N/A	The scope of the proposed development is not applicable to this attribute of the Downtown HCD. Therefore, no mitigation measures are required.
Open space along the river and Eldon House park land given to the City in the 1960s	N/A	N/A	N/A	N/A	N/A	N/A	N/A	The scope of the proposed development is not applicable to this attribute of the Downtown HCD. Therefore, no mitigation measures are required.
Views to the London Armouries building (325 Dundas Street)	N/A	N/A	N/A	N/A	N/A	N/A	N/A	The scope of the proposed development is not applicable to this attribute of the Downtown HCD. Therefore, no mitigation measures are required.
Views to the Middlesex County Courthouse (399 Ridout Street North)	N/A	N/A	N/A	N/A	N/A	N/A	N/A	The scope of the proposed development is not applicable to this attribute of the Downtown HCD. Therefore, no mitigation measures are required.
Views to the London Life building (255 Dufferin Avenue)	N/A	N/A	N/A	N/A	N/A	N/A	N/A	The scope of the proposed development is not applicable to this attribute of the Downtown HCD. Therefore, no mitigation measures are required.
Views to St. Paul's Cathedral (472 Richmond Street)	N/A	N/A	N/A	N/A	N/A	N/A	N/A	The scope of the proposed development is not applicable to this attribute of the Downtown HCD. Therefore, no mitigation measures are required.

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Table 3: Potential Impacts on Heritage Attributes of the Downtown London Heritage Conservation District

Attribute	Potential for Direct Impact		Potential for Indirect Impact					Discussion
	Destruction	Alteration	Shadows	Isolation	Obstruction	Change in Land Use	Land Disturbances	
Views to Eldon House (481 Ridout Street)	N/A	N/A	N/A	N/A	N/A	N/A	N/A	The scope of the proposed development is not applicable to this attribute of the Downtown HCD. Therefore, no mitigation measures are required.
Broader scenic views of the forks of the Thames from the Middlesex Courthouse promontory	N/A	N/A	N/A	N/A	N/A	N/A	N/A	The scope of the proposed development is not applicable to this attribute of the Downtown HCD. Therefore, no mitigation measures are required.
Views from Eldon House Gardens west towards the Mount Pleasant Cemetery	N/A	N/A	N/A	N/A	N/A	N/A	N/A	The scope of the proposed development is not applicable to this attribute of the Downtown HCD. Therefore, no mitigation measures are required.

6.3 DISCUSSION OF IMPACTS

Both direct and indirect impacts are anticipated as a result of the proposed development. Direct impacts include the demolition of the structure at 36 York Street which is identified as a cultural heritage resource. This is an irreversible impact, and contrary to the policies of the Downtown London HCD Plan that discourage demolition of heritage buildings. A change in land use is expected for the property at 36 York Street as the site would change from commercial use to a mixed commercial and high density use.

Direct impacts are also anticipated for heritage attributes of the Downtown London HCD, including the existing building materials where demolition is required, alteration of existing streetscape along Thames Street if the land is to be used for a new driveway and access area, and the introduction of a building outside of the typical height range of historic downtown structures. These impacts primarily stem from a change in the existing patterns of the building, lot and landscape fabric that would be removed and replaced by the proposed development,



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which is of different massing and composition than the existing properties. The materials of the proposed development have not yet been determined.

Indirect impacts include the potential for vibration on adjacent buildings within 50 metres of the study area. Vibrations may be caused from construction activities. These potential effects are generally limited to the construction period, and as such are temporary in nature. However, effects from vibrations, if unmonitored, has the potential for longer term impact to built heritage resources, particularly masonry materials that may shift or be damaged if the appropriate vibration levels are exceeded.

In several cases, impacts are not anticipated, particularly shadows, obstruction of views, isolation of a heritage resource and changes in land use. While the proposed building is likely to cause shadows where they may not currently exist, shadow impacts are considered according to the MTCS criteria where they will alter a heritage attribute. In the case of adjacent properties, heritage attributes relate to building fabric, forms, materials and architectural details. As shadowing on these attributes is not anticipated to be permanent, alteration or destruction of the attributes is not anticipated. Views at the study area or the surrounding streetscape were not identified as heritage attributes in the Downtown London HCD Plan, and as such significant views will not be obstructed by the proposed development. The proposed development is limited to three parcels for the building footprint and an additional parcel for driveway access and is not anticipated to isolate heritage resources from their surroundings, as the property parcels of adjacent buildings will remain unchanged. A change in land use is not anticipated for adjacent properties, as the proposed development does not utilize the adjacent parcels.

7.0 MITIGATION, IMPLEMENTATION, AND MONITORING

7.1 POTENTIAL MITIGATION MEASURES

The proposed development will result in indirect and direct impacts to heritage resources, including heritage structures and character defining attributes of the Downtown HCD. As such, mitigation measures are required. The study area has a different character than much of the HCD, and in many cases anticipated alterations to the existing features of the study area have the potential to be mitigated and result in beneficial impacts that are sympathetic to the heritage character and attributes of the HCD.

Table 4 and Table 5 list proposed mitigation measures for all potentially impacted resources identified in Section 5.1.

Table 4: Potential Mitigation Strategies for Heritage Resources

Address	Impact Identified	Proposed Mitigation Measure(s)
13 York Street (CHR-1)	Potential land disturbances 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.
15 York Street (CHR-2)	Potential land disturbances 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.
17-19 York Street (CHR-3)	Potential land disturbances 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.
24 York Street (CHR-4)	Potential land disturbances 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. While not required mitigation for heritage attributes, vegetated screening from the proposed driveway and entrance is recommended to provide privacy and encourage continued use and maintenance of the building.
36 York Street (CHR-5)	Destruction of resource for proposed development.	A range of mitigation measures should be explored, including retention in situ and consideration of alternative development approaches, relocation, or documentation and salvage where other alternatives are not feasible.

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Table 4: Potential Mitigation Strategies for Heritage Resources

Address	Impact Identified	Proposed Mitigation Measure(s)
7 York Street (CHR-6)	Potential land disturbances 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.
9 York Street (CHR-7)	Potential land disturbances 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.
11 York Street (CHR-8)	Potential land disturbances 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.
331 Thames Street (CHR-10)	Potential for shadows to impact vegetation within the park setting	At this time, shadow studies for the proposed tower have not been prepared. As such, specific impacts with regard to shadow and vegetation species cannot be assessed. Shadow assessment on the vegetation should be conducted as part of an arbourist report, and if impacts are identified, should be mitigated subject to the findings of the arbourist report.

Table 5: Potential Mitigation Strategies for Attributes of the Downtown HCD

Attribute	Impact Identified	Proposed Mitigation Measure(s)
Original building composition of independent structures of typically two or three storeys on generous lots	Destruction of existing buildings, alteration of lot pattern, change in land use and land disturbance	Inclusion of a human scale tower base with recurring bays, traditional fenestration patterns and materials reflective of the district character
Rhythm of lawns, walks, tree plantings, landscaping, and entrances to create interest at street level	Destruction of existing buildings, alteration of existing features, change in land use and land disturbance	Landscape plans should be prepared to reflect the streetscape context of the Downtown HCD, including hard and soft materials, arrangements (design) in character with the HCD and identified in the HCD Plan. With the appropriate mitigation, the impact and alteration to the streetscape can be a positive change that enhances the character of the HCD
Streetscapes of curb, grassed and treed boulevards, walks, lawns, and landscaping to building	Destruction of existing buildings, alteration of existing features, change in land use and land disturbance	Streetscape to be reinstated to reflect character of Downtown London HCD, in terms of spacing of street trees, species, and pavement materials as described in the Downtown HCD Plan



Table 5: Potential Mitigation Strategies for Attributes of the Downtown HCD

Attribute	Impact Identified	Proposed Mitigation Measure(s)
Buildings of varying heights between two and six storey, create a varied street wall profile	Alteration of existing character, change in land use and land disturbance	Inclusion of a human scale tower base with recurring bays, traditional fenestration patterns and materials reflective of the district character
Landscape and building materials are predominantly masonry – brick, stone, and concrete – with a variety of ornamentation	Destruction and alteration of existing features, change in land use and land disturbance	Selection of landscape materials to be respectful of heritage context and reflect materials where suggested in the Downtown London HCD Plan and Guidelines

7.2 MITIGATION DISCUSSION

Table 4 and Table 5 identified potential mitigation measures to reduce adverse impacts of the proposed development identified on cultural heritage resources and attributes of the Downtown London HCD. Generally, three primary impacts were identified; the potential for vibration effects resulting from construction, the removal of existing heritage properties, and the change in streetscape at the study area.

The impacts resulting from the proposed development are addressed below.

7.2.1 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 Area, but outside of the area of ground disturbance, it is recommended that a 10 metre buffer zone be established around the properties 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

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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 reestablished.

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

7.2.2 36 York Street

The existing structure at 36 York Street is being considered for removal as a result of the proposed development. The structure, a former church, has been altered over the years but retains some historic features and is ranked as a category A building within the Downtown London HCD Plan. While alterations have occurred to the building's façade over the years, a historic image offers the baseline for potential restoration.

The HCD Plan strongly discourages the demolition of heritage properties, though does recognize that demolition may be permitted in cases of fire, structural instability, or occasionally for redevelopment purposes that are in keeping with the City's policies.

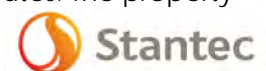
It is recommended that the following mitigation measures be explored by Tricar:

- retention of the building in situ
- relocation of the structure
- documentation and salvage.

Generally, retention in situ is the preferred option when addressing any structure where CHVI has been identified, even if limited, particularly in an HCD where demolition of heritage properties is discouraged. The benefits of retaining a structure, or structures, must be balanced with site specific considerations. Not only must the level of CHVI be considered, so too must the structural condition of the heritage resource, the site development plan and the context within which the structure, or structures, would be retained and development occur around the structure.

Retention in-situ with the proposal to redevelop frontage on York Street is challenged by the City's intention to acquire lands fronting the site for the widening of York Street, which would require the removal of the structure. In the context of the proposed development, retention in-situ may not be a feasible (or desirable) alternative.

Where retention in situ is not feasible or preferred, relocation is often the next option considered to mitigate the loss of a heritage resource. As with retention, relocation of a structure, or structures, must be balanced with the CHVI identified. Relocation removes the resource from its contextual setting but allows for the preservation of noteworthy heritage attributes. The property



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at 36 York Street has been altered substantially and does not demonstrate design/physical value as there are no remaining features that clearly articulate its history as a church. Relocation, therefore, should be considered only if the community wishes to preserve the structure for its historical/associative value. It is recommended that the structure be offered to the community for a period of 60 days to consider relocation as a mitigation alternative.

If relocation is to be considered as a mitigative option, relocation offsite would be required, given the site footprint and its location within floodplain areas. Generally, relocation offsite is not preferred as it removes a heritage structure from its original context, but may be an alternative explored when relocation within the same site is not feasible or the property does not demonstrate contextual value. As the structure was not identified to have strong contextual value, relocation offsite would be appropriate, if this is technically feasible. Structural assessments have not been prepared for the property at 36 York Street. The building's construction into a slope with exposed foundation may result in challenges to relocation. If relocation to another site is to occur, confirmation of the structural condition and the feasibility of relocating the structure is required by an experienced professional to determine whether it can withstand being moved. If the relocation is a feasible alternative, documentation of the relocation at the existing and new site should be undertaken to mitigate for adverse impacts of relocation.

Detailed documentation and salvage is often the preferred mitigation strategy where retention or relocation is not feasible or warranted. Documentation creates a public record of the structure, or structures, which provides researchers, and the general public, with a land use history, construction details, and photographic record of the resource. Through the selective salvage of identified heritage attributes and other materials, the CHVI of the property can be retained, if in a different context. Documentation and salvage acknowledges the heritage attributes in their current context and, where feasible, allows for reuse. Commemoration of the building's history is recommended on-site, in the form commemorative plaque or signage. Salvaged materials from the building should be incorporated into the commemorative feature, if possible.

While documentation and salvage is not a preferred mitigation option, it is an appropriate strategy if retention *in situ* and relocation are not feasible options for the structure.

7.2.3 331 Thames Street

Impacts from shadowing on the park vegetation cannot be confirmed as shadow studies have yet to be completed for the proposed development. An arbourist report for the property has not yet been prepared to identify significant tree species within the park. As a result, it is recommended that to mitigate the potential for shadow impacts, an arborist report be prepared and that the recommendations within the arborist report be followed.

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7.2.4 Heritage Conservation District Attributes

The impacts of the proposed development on attributes of the Downtown London HCD Plan are related to the removal of existing buildings, alteration of the existing streetscape, and changes in land use. These impacts can generally be mitigated by following the guidelines of the Downtown London HCD Plan for new construction, including those related to façade composition, setback, height, and massing. These include:

- setbacks should be consistent with adjacent buildings
- entrances should be orientated to the street, with architectural interest to contribute to the streetscape
- materials should be high quality, such as brick, stone, and slate; stucco should be avoided. In the vicinity of the study area, yellow or buff brick is the dominant material of heritage structures.
- one storey commercial faces should characterize the building; two storey commercial faces should be avoided (upper facades should have a residential appearance)
- glazing at grade level should be up to 80% and should average 50% on second levels
- horizontal rhythm and visual transitions between floors should be articulated and consistent with adjacent buildings
- significant design features of adjacent buildings should be respected; blank facades are not permitted
- the podium façade should be a minimum of two storeys and no more than 18 metres
- the visual rhythm of single lots should be maintained through some manner of breaking up the façade where it spans more than one lot.

The Downtown London HCD Plan does not identify height limits for new construction, but recommends setbacks of two metres for each two storeys of height where facades are greater than 18 metres. The current design incorporates greater stepbacks from the podium to the tower base than outlined in the HCD Plan, and provides a shorter 15 storey tower that helps to transition down towards the Ridout Street area. Given recent urban design considerations, the proposed design does not include stepbacks every two metres.

The Plan recognizes original building fabric in the downtown as being between two and four storeys, as well as non-residential buildings between four and 20 storeys. The HCD plan recommends against “single excessively tall and imposing structures” that can “alter the pedestrian-focused atmosphere of downtown” (Stactec, 2012). Within the context of the proposed development there are several buildings between 12 and 25 storeys in height surrounding the site. As such, the form and massing of the proposed development are not inappropriate for the area, given the existing character.

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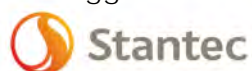
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Recommendations
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8.0 RECOMMENDATIONS

Properties within and adjacent to the proposed development site contain cultural heritage resources. Based on the impacts identified to cultural heritage resources, the following mitigation measures are recommended:

- Establish a 40 metre buffer, or the maximum possible, between construction activities and structures identified as cultural heritage resources during the construction phase for the properties located at:
 - 13 York Street (CHR-1)
 - 15 York Street (CHR-2)
 - 17-19 York Street (CHR-3)
 - 24 York Street (CHR-4)
 - 7 York Street (CHR-6)
 - 9 York Street (CHR-7)
 - 11 York Street (CHR-8)
- Monitor vibration on adjacent identified cultural heritage resources before and after the construction phase is completed.
- Offer the property at 36 York Street to the community to consider offers for relocating the structure off-site (if technically feasible).
- Conduct documentation and salvage of the property at 36 York Street if relocation is not desired or feasible. Documentation entails the photographic documentation of the house and the creation of measured drawings. Salvage includes the reclamation of historical materials to be incorporated in the proposed development or commemorative/interpretive features.
- Establish a commemorative plaque or signage for the property at 36 York Street, incorporating salvaged materials where possible.
- The HCD suggests setbacks of two metres back for every two metres in height above 18 metres for the proposed tower. Given the property footprint and recent planning and urban design considerations, setbacks of two metres for each two metres of height may not be feasible so efforts should be made to incorporate setbacks where possible to transition down to the low-rise properties at the York Street and Ridout Street level.
- Establish a podium base for the development tower, reflective of the typical scale of heritage properties in the HCD, in order to enhance the character of the street at the pedestrian level.
- Use high quality building materials, such as brick, at the podium base, with appropriate glazing percentages and rhythms of traditional facades. Design elements of the proposed development should reflect nearby heritage properties, such as yellow/buff brick and rectangular or segmental arch window openings.
- Prepare landscape plans to reflect the streetscape context of the Downtown HCD, including hard and soft materials, arrangements (design) in character with the HCD and identified in the HCD Plan.
- Select landscape materials that are respectful of heritage context and reflect materials suggested in the Downtown London HCD Plan and Guidelines.



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Closure
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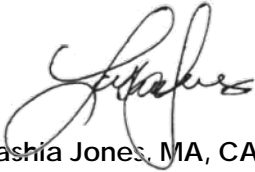
9.0 CLOSURE

This report has been prepared for the sole benefit of Tricar, and may not be used by any third party without the express written consent of Stantec Consulting Ltd. Any use which a third party makes of this report is the responsibility of such third party.

We trust this report meets your current requirements. Please do not hesitate to contact us should you require further information or have additional questions about any facet of this report.

Yours truly,

STANTEC CONSULTING LTD.



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APPENDIX A: YORK STREET DIRECTORY ENTRIES

York Street- Directory of Properties

Year	Address (York Street)	Occupants
1892	18	Warren, George
	20	Latter Day Saint's Mission
	22	Vacant
	24-34	Seale's Terrace
1893	18	Warren, George
	20	Latter Day Saint's Mission
	22	Fligg, William
	24-34	Seale's Terrace
1894	18	Moisse, Joseph
	20	Methodist Mission Sunday School
	22	Peel, George
	24-34	Seale's Terrace
1897	18	Warren, George
	20	Methodist Mission Sunday School
	24-34	Seale's Terrace
1905	18	Skinner, Edward
	20	Methodist Mission
	24-34	Seale's Terrace
1910-1911	18	Oval, Smith
	20	Methodist Mission
	24-34	Seale's Terrace
1914	18	Bates, Edward
	20	Methodist Mission
	24-34	Seale's Terrace
1918	18	Hart, George
	20	Methodist Mission
	24-34	Seale's Terrace
1923	18	Ross, David
	20	Methodist Mission
	24-34	Seale's Terrace
1924	18	Partridge, Robert
	20	Methodist Mission
	24-34	Seale's Terrace
1925	18	Kaltenbach, Harry
	20	Methodist Mission
	24-34	Seale's Terrace
1926	18	Brown, W.F.
	20	Methodist Mission
	24-34	Seale's Terrace
1927	32	Newitt, G.W.
	34	Vacant
	36	United Mission
	38-46	Seale's Terrace
1931	32	Chandler, Norval
	34	Abel, John
		House of Power
	38-40	Seale's Terrace
1932	32	Calbeck, W.A.
	34	Way, Robert
	36	House of Power
	38-46	Seale's Terrace

Year	Address (York Street)	Occupants
1936	32	Calbeck, W.D.
	34	Pollard, Fred
	36	House of Power
	38-46	Seale's Terrace
1937	32	Calbeck, W.D.
	34	Cliffe, W.J.
	36	Nazarene Church
	38-46	Seale's Terrace
1939	32	Calbeck, W.A.
	34	Marshall, Chas.
	36	House of Power
	38-46	Seale's Terrace
1943	32	Nesbitt, G.W.
	34	Jones, George
	36	Nazarene Church
	38-46	Seale's Terrace
1947	32	Nesbitt, G.W.
	34	Johnson, J.W.
	36	Nazarene Church
	38-46	Seale's Terrace
1948	32	Nesbitt, G.W.
	34	Johnson, J.W.
	36	Nazarene Church
1949	32	Nesbitt, G.W.
	34	Anderson, Simon
	36	Nazarene Church
	38-46	Seale's Terrace
1950	32	Meyer, J.
	36	Church of Nazarene
	38-46	Seale's Terrace
1951	32	Meyer, J.
	36	Church of Nazarene
	38-46	Seale's Terrace
1955	32	Meyer, J.
	36	York Street Hall
	38-46	Seale's Terrace
1956	32	Meyer, J.
	36	York Street Hall
	40	-----
1957	32	Meyer, J.
	36	York Street Hall
	40	Cramer's Dry Cleaner's Limited and Laundry Limited
1959	32	Meyer, J.
	36	York Street Hall
	40	Cramer's Dry Cleaner's Limited and Laundry Limited
1960	32	Meyer, J.
	36	York Street Hall
	40	Cramer's Dry Cleaner's Limited and Laundry Limited
1961	32	Meyer, J.
	36	York Street Hall
	40	Cramer's Dry Cleaners and Laundry Limited

Year	Address (York Street)	Occupants
1962	32	Meyer, J.
	36	York Street Hall
	40	Econ-O-Wash, Cramer's Dry Cleaners and Laundry Limited
1963	32	Meyer, J.
	36	York Street Hall
	40	Econ-O-Wash, Cramer's Dry Cleaners and Laundry Limited
1964	32	Meyer, J.
	36	York Street Hall
	40	Econ-O-Wash, Cramer's Dry Cleaners and Laundry Limited
1965	32	Meyer, J.
	36	York Street Hall
	40	Econ-O-Wash, Cramer's Dry Cleaners and Laundry Limited
1966	32	Meyer, J.
	36	York Street Hall
	40	Econ-O-Wash, Cramer's Dry Cleaners and Laundry Limited
1967	32	Meyer, J.
	36	York Street Hall
	40	Econ-O-Wash, Cramer's Dry Cleaners and Laundry Limited
1968	32	Schering, Arie
	36	York Street Hall
	40	Econ-O-Wash, Dutch Laundry and Dry Cleaners
1969	32	Schering, Arie
	36	York Street Hall
	40	Econ-O-Wash, Dutch Laundry and Dry Cleaners
1970	32	Schering, Arie
	36	York Street Hall
	40	Econ-O-Wash, Dutch Laundry and Dry Cleaners
1971	32	Schering, Arie
	36	York Street Hall
	40	Econ-O-Wash, Dutch Laundry and Dry Cleaners
1972	32	Schering, Arie
	36	Vacant
	40	Econ-O-Wash, Dutch Laundry and Dry Cleaners
1973	32	Schering, Arie
	36	Gallery Theatre
	40	Econ-O-Wash, Dutch Laundry and Dry Cleaners
1974	32	Schering, Arie
	36	Gallery Theatre
	40	Econ-O-Wash, Dutch Laundry and Dry Cleaners
1975	32	Hartsell, C.E.
	36	Gallery Theatre
	40	Econ-O-Wash, Dutch Laundry and

Year	Address (York Street)	Occupants
		Dry Cleaners
1976	32	Hartsell, C.E.
	36	vacant
	40	Econ-O-Wash, Dutch Laundry and Dry Cleaners
1977	32	Hartcell, C.
	36	Gallery Theatre
	40	Econ-O-Wash, Dutch Laundry and Dry Cleaners
1978	32	Hartsell, C.
	36	Gallery Theatre
	40	Dutch Laundry and Dry Cleaners, Workshop The gifts and crafts
1979	32	-----
	36	Gallery Theatre
	40	Econ-O-Wash, Dutch Laundry and Dry Cleaners, and Workshop The gifts and crafts
1980	32	-----
	36	Gallery Theatre
	40	Econ-O-Wash, Dutch Laundry and Dry Cleaners
1981	32	-----
	36	Gallery Theatre
	40	Econ-O-Wash, Dutch Laundry and Dry Cleaners
1982	32	-----
	36	Gallery Theatre
	40	Econ-O-Wash, Dutch Laundry and Dry Cleaners
1983	32	-----
	36	Gallery Theatre
	40	Dutch Laundry and Dry Cleaners Limited
1984	32	-----
	36	Gallery Theatre
	40	Econ-O-Wash, London Poppy Fund
1985	32	-----
	36	Gallery Theatre
	40	Econ-O-Wash, London Poppy Fund, The Royal Canadian Legion No.2
1986	32	-----
	36	Gallery Theatre
	40	Econ-O-Wash, London Poppy Fund, The Royal Canadian Legion No.2
1987	32	-----
	36	Gallery Theatre
	40	Econ-O-Wash, London Poppy Fund, The Royal Canadian Legion No.2
1988	32	-----
	36	Gallery Theatre
	40	The Royal Canadian Legion No. 2, London Poppy Fund

Year	Address (York Street)	Occupants
1989	32	-----
	36	Gallery Theatre
	40	The Royal Canadian Legion No. 2, London Poppy Fund
1990	32	-----
	36	Gallery Theatre
	40	The Royal Canadian Legion No.2, Vacant
1991	32	-----
	36	London Community Playhouse
	40	The Royal Canadian Legion No. 2, Vacant
1992	32	-----
	36	No Return
	40	The Royal Canadian Legion No., No Return
1993	32	-----
	36	Custom Cuisine Catering Ltd.
	40	The Royal Canadian Legion No. 2
1994	32	-----
	36	Custom Cuisine Catering Ltd.
	40	The Royal Canadian Legion No. 2
1995	32	-----
	36	Custom Cuisine Catering Ltd.
	40	The Royal Canadian Legion No. 2
1996	32	-----
	36	Custom Cuisine Catering Ltd.
	40	
1997	32	-----
	36	Custom Cuisine Catering Ltd.
	40	The Royal Canadian Legion No.2, Pro Soccer Shop & Management Services, City Pro Sports Shop The
1998	32	-----
	36	Custom Cuisine Catering Ltd.
	40	The Royal Canadian Legion No.2, Pro Soccer Shop & Management Services, City Pro Sports Shop The
1999	32	-----
	36	Custom Cuisine Catering Ltd.
	40	Provincial Glass & Mirror Ltd.
2000	32	-----
	36	Custom Cuisine Catering Ltd.
	40	Provincial Glass & Mirror Ltd.
2003	32	-----
	36	Complete Interiors and Design Limited
	40	Provincial Glass and Mirror Limited
2008	32	Mann, A
	36	Complete Interiors and Design Limited
	40	Provincial Glass and Mirror Limited

APPENDIX B: CULTURAL HERITAGE RESOURCE EVALUATIONS

Municipal Address:

13 York Street

Former Township or County:

Township of London, Middlesex County

Municipality:

City of London

Resource Type:

Residential/commercial

Associated Dates:

c. 1850



Description:

The property consists of one half of a semi-detached residential dwelling divided for the purposes of this inventory into two units based on municipal addresses. The building is constructed of buff brick with a rectangular plan and side gable roof. The building has a symmetrical façade. This unit contains a single entrance door with sidelights, a transom, and a brick voussoir. The front elevation contains slightly segmental arched window openings, with single pane or 1/1 sash windows and brick voussoirs. The front elevation has a slightly projecting horizontal brick band at the cornice, between the first and second storey, and a vertical band between the two units.

Evaluation of Cultural Heritage Value or Interest According to O. Reg. 9/06:

Design or Physical Value:

The property is part of the Downtown London Heritage Conservation District. It is identified as a Priority A structure with intact historical features. The property is representative of a vernacular mid-19th century semi-detached dwelling.

Historical or Associative Value:

None identified.

Contextual Value:

The property supports the former residential character of this section of the HCD, on the west part of York Street.

Identified Heritage Attributes:

- Two storey structure
- Side gable roof
- London brick construction
- Symmetrical façade
- Segmental arch window openings with voussoirs
- Single door with sidelights and transom
- Projecting horizontal brick bands at cornice, first storey, and second storey

Identification of CHVI: Yes

Completed by (name): Lashia Jones

Date Completed: 10/6/2016

Heritage Resource Number:

CHR 1

Client/Project
Tricar 32, 36 and 40 York Street Development Heritage
Impact Statement

November 2016
161413372

Municipal Address:

15 York Street

Former Township or County:

Township of London, Middlesex County

Municipality:

City of London

Resource Type:

Residential/commercial property

Associated Dates:

c. 1850



Description:

The property consists of one half of a semi-detached residential dwelling divided for the purposes of this inventory into two units based on municipal addresses. The building is constructed of buff brick with a rectangular plan and side gable roof. The building has a symmetrical façade. This unit contains a single entrance door with sidelights and transom, and a brick voussoir. The front elevation contains slightly segmental arched window openings, with single pane or 1/1 sash windows and brick voussoirs. The front elevation features very slightly projecting horizontal brick bands at the cornice, between the first and second storey, and a vertical band between the two units.

Evaluation of Cultural Heritage Value or Interest According to O. Reg. 9/06:

Design or Physical Value:

The property is representative of a vernacular mid- 19th century semi-detached dwelling.

Historical or Associative Value:

None identified.

Contextual Value:

The property supports the former residential character of this section of the HCD, on the west part of York Street.

Identified Heritage Attributes:

- Two storey structure
- Side gable roof
- London brick construction
- Symmetrical façade
- Segmental arch window openings with voussoirs
- Single door with sidelights and transom
- Projecting horizontal brick bands at cornice, first storey, and second storey

Identification of CHVI: Yes

Completed by (name): Lashia Jones

Heritage Resource Number:

CHR 2

Date Completed: 10/6/2016

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Title
Cultural Heritage Value or Interest Evaluation Form

Municipal Address:

17-19 York Street

Former Township or County:

Township of London, Middlesex County

Municipality:

City of London

Resource Type:

Commercial Property

Associated Dates:

1955



Description:

The property is a one and two storey structure with flat roof. It features a central chimney, large multi-paned rectangular windows, decorative modernist stonework, and wide overhanging eaves.

Evaluation of Cultural Heritage Value or Interest According to O. Reg. 9/06:

Design or Physical Value:

The property is part of the Downtown London Heritage Conservation District and is identified as a Priority A structure, with intact historical features. The building is representative of mid-century modern design.

Historical or Associative Value:

Constructed for Dalton Fuels, a locally owned and operated business managed by Chuck Dalton, a local athlete well known for his contribution to the community.

Contextual Value:

None identified. While identified as a Category A structure in the HCD Study and Plan, the building does not define, maintain or support the historic commercial character of the HCD. The property is a different character than the dominant late 19th and early 20th century of the HCD building fabric.

Identified Heritage Attributes:

- One and two storey structure
- Flat roof
- Decorative stonework
- Large multi-pane rectangular windows
- Central chimney

Identification of CHVI: Yes

Completed by (name): Lashia Jones

Date Completed: 10/6/2016

Heritage Resource Number:

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Title
Cultural Heritage Value or Interest Evaluation Form

Municipal Address:

21 York Street

Former Township or County:

Township of London, Middlesex County

Municipality:

City of London

Resource Type:

Commercial

Associated Dates:

2005



Description:

The property is a warehouse space for the Copps Buildall hardware store and is a rectangular structure with low side gable roof, modern siding and three garage door bays.

Evaluation of Cultural Heritage Value or Interest According to O. Reg. 9/06:

Design or Physical Value:

N/A

Historical or Associative Value:

N/A

Contextual Value:

N/A

Identified Heritage Attributes:

- N/A

Identification of CHVI: No

Completed by (name): Lashia Jones

Date Completed: 10/6/2016

Heritage Resource Number:

N/A

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Title
Cultural Heritage Value or Interest Evaluation Form

Municipal Address:

24 York Street

Former Township or County:

Township of London, Middlesex County

Municipality:

City of London

Resource Type:

Commercial, former residential

Associated Dates:

c.1910



Description:

The property contains a one and one half storey former residences, with front gable roof and wooden bargeboard in the gable. The building is constructed of buff brick, with a board and batten gable addition at the rear that extends slightly higher than the original building. The front elevation features a single entrance door with awning, a pair of rectangular windows in a slightly segmental arched opening with brick voussoir. The second storey contains two rectangular windows with brick voussoirs. Contemporary stone has been installed just above the foundation level on the front elevation.

Evaluation of Cultural Heritage Value or Interest According to O. Reg. 9/06:

Design or Physical Value:

The property is part of the Downtown London Heritage Conservation District and is identified as a Priority A structure, with intact historical features. The building is a representative example of vernacular residential architecture from the early 20th century.

Historical or Associative Value:

None identified.

Contextual Value:

The property supports the former residential character of this section of the HCD, on the west part of York Street.

Identified Heritage Attributes:

- One and one half storey structure
- Buff brick construction
- Front gable roof with wooden bargeboard
- Rectangular and segmental arch widow openings with brick voussoirs

Identification of CHVI: Yes

Completed by (name): Lashia Jones

Date Completed: 10/6/2016

Heritage Resource Number:

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Title
Cultural Heritage Value or Interest Evaluation Form

Municipal Address:

32 York Street

Former Township or County:

Township of London, Middlesex County

Municipality:

City of London

Resource Type:

Surface Parking lot

Associated Dates:

Previous buildings removed in 1979



Description:

The property contains a paved asphalt parking lot. The land slopes upward to the north and the parking lot is bordered by vegetation on both sides including a mix of trees and groundcover.

Evaluation of Cultural Heritage Value or Interest According to O. Reg. 9/06:

Design or Physical Value:

N/A

Historical or Associative Value:

N/A (formerly the site of the Seales Terrace until removal in 1955)

Contextual Value:

N/A

Identified Heritage Attributes:

- N/A

Identification of CHVI: No

Completed by (name): Lashia Jones

Date Completed: 10/6/2016

Heritage Resource Number:

N/A

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Title
Cultural Heritage Value or Interest Evaluation Form

Municipal Address:

36 York Street

Former Township or County:

Township of London, Middlesex County

Municipality:

City of London

Resource Type:

Commercial

Associated Dates:

c.1910 (according to HCD Study)



Description:

The property contains a two and one half storey former institutional structure with front gable roof. The building is constructed into the slope of the property and at the front (York Street) elevation it is two and one half storeys, but one and one half storeys at the rear elevation. The building appears to have retained its half-timbered appearance since the early 20th century demonstrating some influence of Arts and Crafts/Tudor Revival architectural style.

Evaluation of Cultural Heritage Value or Interest According to O. Reg. 9/06:

Design or Physical Value:

The property is part of the Downtown London Heritage Conservation District and is identified as a Priority A structure, with intact some historical features. Photographs of the former church indicate that the building façade has been altered over time, however some elements of the historic façade including the half timbering, rectangular window openings and plain wooden bargeboard remain. The central projection of the building is not original, but is located where the former church entrance projection used to be.

Historical or Associative Value:

The property is associated with several church groups that occupied the site throughout the 20th century, including the Methodist Mission, United Mission, House of Power, and Nazarene Church. In the mid to late 20th century, the property became a theatre.

Contextual Value:

None identified. While identified as a Category A structure in the HCD Study and Plan, the building does not define, maintain or support the historic commercial character of the HCD. It is part of the HCD that transitions from commercial to residential streetscape, and its building form (and subsequent alternations) are not supportive of either of these character types.

Identified Heritage Attributes:

- Two and one half storey structure
- Front gable roof
- Plain wooden bargeboard in front gable
- Half timbering
- Construction into the slope of land of the lot

Identification of CHVI: Yes

Completed by (name): Lashia Jones

Date Completed: 10/6/2016

Heritage Resource Number:

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Cultural Heritage Value or Interest Evaluation Form

Municipal Address:

40 York Street

Former Township or County:

Township of London, Middlesex County

Municipality:

City of London

Resource Type:

Commercial

Associated Dates:

1957



Description:

The property contains a one and two storey brick commercial building with flat roof. The first storey contains a projecting section with full width windows and commercial entrance. The second storey contains four square single pane windows. The brick façade has been painted.

Evaluation of Cultural Heritage Value or Interest According to O. Reg. 9/06:

Design or Physical Value:

None identified. The building does not demonstrate design or physical value as representative of a particular type, style, material or construction method.

Historical or Associative Value:

N/A (formerly the site of the Seales Terrace until removal in 1955)

Contextual Value:

None identified. While identified as a Category B structure in the HCD Study and Plan, the building does not define, maintain or support the historic 19th century commercial character of the HCD. While located in a commercial streetscape, the building form and setback is not consistent with the commercial form identified in other parts of the HCD.

Identified Heritage Attributes:

- N/A

Identification of CHVI: No

Completed by (name): Lashia Jones

Date Completed: 10/6/2016

Heritage Resource Number:

N/A

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Title
Cultural Heritage Value or Interest Evaluation Form

Municipal Address:

52 York Street

Former Township or County:

Township of London, Middlesex County

Municipality:

City of London

Resource Type:

Surface Parking lot

Associated Dates:

Mid 20th century



Description:

The property contains a paved asphalt parking lot located between two commercial properties. The driveway slopes up to the north and there is a wood retaining wall with small strip of grass at the front of the property.

Evaluation of Cultural Heritage Value or Interest According to O. Reg. 9/06:

Design or Physical Value:

N/A

Historical or Associative Value:

N/A

Contextual Value:

N/A

Identified Heritage Attributes:

- N/A

Identification of CHVI: No

Completed by (name): Lashia Jones

Date Completed: 10/6/2016

Heritage Resource Number:

N/A

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Title
Cultural Heritage Value or Interest Evaluation Form

Municipal Address:

45 York Street

Former Township or County:

Township of London, Middlesex County

Municipality:

City of London

Resource Type:

Commercial property

Associated Dates:

1980



Description:

The property contains a two storey commercial brick building with flat roof. At the roofline there is a small section of sloped overhanging eaves with wood shingles. The brick section of the building contains no window or door openings, the western section of the building contains large single pane display windows and double steel and glass doors. Contemporary wooden screening/cladding is located on the second storey of the western section of the building.

Evaluation of Cultural Heritage Value or Interest According to O. Reg. 9/06:

Design or Physical Value:

N/A

Historical or Associative Value:

N/A

Contextual Value:

N/A

Identified Heritage Attributes:

- N/A

Identification of CHVI: No

Completed by (name): Lashia Jones

Date Completed: 10/6/2016

Heritage Resource Number:

N/A

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Title
Cultural Heritage Value or Interest Evaluation Form

Municipal Address:

19 King Street

Former Township or County:

Township of London, Middlesex County

Municipality:

City of London

Resource Type:

Residential apartment

Associated Dates:

c.1980



Description:

The property contains a 13 storey residential condominium apartment building. The building has a rectangular plan with flat roof, and contains rectangular windows, sliding doors, and glass balconies. The building has modern stucco/EIFS style cladding.

Evaluation of Cultural Heritage Value or Interest According to O. Reg. 9/06:

Design or Physical Value:

N/A

Historical or Associative Value:

N/A

Contextual Value:

N/A

Identified Heritage Attributes:

- N/A

Identification of CHVI: No

Completed by (name): Lashia Jones

Date Completed: 10/6/2016

Heritage Resource Number:

N/A

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Municipal Address:

21 King Street

Former Township or County:

Township of London, Middlesex County

Municipality:

City of London

Resource Type:

Residential apartment building with commercial

Associated Dates:

1980



Description:

The property contains a 16 storey residential apartment building, with commercial units on the ground floor. The building is clad with concrete block and textured concrete panels, with metal balconies on the rear elevation and glass balconies on the front elevation. The building has rectangular windows. On the first storey, there are full length windows and sliding glass and metal doors.

Evaluation of Cultural Heritage Value or Interest According to O. Reg. 9/06:

Design or Physical Value:

N/A

Historical or Associative Value:

N/A

Contextual Value:

N/A

Identified Heritage Attributes:

- N/A

Identification of CHVI: No

Completed by (name): Lashia Jones

Date Completed: 10/6/2016

Heritage Resource Number:

N/A

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Title
Cultural Heritage Value or Interest Evaluation Form

Municipal Address:

330 Thames Street

Former Township or County:

Township of London, Middlesex County

Municipality:

City of London

Resource Type:

Park

Associated Dates:

Mid to late 20th century



Description:

The property contains open lawn and trees. City mapping shows the property as part of Thames Park, however no signage indicates that the property is public parkland and there are no public pathways. Houses were located on the land in the 1960s, but were subsequently removed.

Evaluation of Cultural Heritage Value or Interest According to O. Reg. 9/06:

Design or Physical Value:

N/A

Historical or Associative Value:

N/A

Contextual Value:

N/A. The property contains green open space and trees but is not consistent with the planned/designed characteristics of Thames Park, as it does not include public signage, pathways, or recreational features.

Identified Heritage Attributes:

- N/A

Identification of CHVI: No

Completed by (name): Lashia Jones

Heritage Resource Number:

Date Completed: 10/6/2016

N/A

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Title
Cultural Heritage Value or Interest Evaluation Form

Municipal Address:

5 York Street

Former Township or County:

Township of London, Middlesex County

Municipality:

City of London

Resource Type:

Commercial

Associated Dates:

Early to mid-20th century (with modern alterations)

Description:

The property consists of a one storey structure with a high-pitched modern salt box roof. The structure has a one storey rear addition with a low-pitched gable roof. The rear addition attaches to 309 Thames Street. The exterior is clad in modern siding. The front (west) elevation has a semi-circular dormer with large single-pane window. The north elevation had three large modern windows each with a semi-circular hood.

Evaluation of Cultural Heritage Value or Interest According to O. Reg. 9/06:

Design or Physical Value: None identified.

The property is part of the Downtown London Heritage Conservation District. It is identified as a Priority D structure.

Historical or Associative Value: The property is associated with the Canadian General Electric (G.E.) Company, and the London Electric Company Ltd. The Canadian G.E. Company constructed a power station on the property in 1893, under the design of John Mackenzie Moore. The company provided power to the London Street Railway (L.S.R.) until 1895, when the property was taken over by the London Electric Company. While the property is associated with the Canadian G.E. Company, alterations to this structure have removed tangible elements of this association.

Contextual Value: None identified. While identified as a Category D structure in the HCD Study and Plan and located in a commercial streetscape, the building form and setback is not consistent with the commercial form identified in other parts of the HCD.

Identified Heritage Attributes:

- N/A

Identification of CHVI: Yes

Completed by (name): Laura Walter

Date Completed: 4/20/2017

Heritage Resource Number:

NA



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Municipal Address:

7 York Street

Former Township or County:

Township of London, Middlesex County

Municipality:

City of London

Resource Type:

Residence/Commercial

Associated Dates:

c. 1890 (Downtown London HCD Pan)



Description:

The property consists of a two storey row housing residential dwelling, connected to 9 and 11 York Street. The building is clad in buff brick with a rectangular plan and a medium-pitched hipped roof. The front (north) elevation has a gable peak with a central window, decorative woodwork and wood brackets. The exterior has a wide eaves and stone window sills. The front elevation has an asymmetrical entrance door. The lower storey has a modern window with a wood surround.

The property is shown on the 1881 City of London Fire Insurance Plan as containing a semi-detached two storey wood building (Figure 3). The 1892 City of London Fire Insurance Plan shows row housing on the property with wood structures clad with brick similar to the current structure.

Evaluation of Cultural Heritage Value or Interest According to O. Reg. 9/06:

Design or Physical Value:

The property is part of the Downtown London Heritage Conservation District. It is identified as a Priority A structure with intact historical features. The property is representative of a vernacular mid-19th century row house.

Historical or Associative Value: None identified.

Contextual Value: The property supports the former residential character of this section of the HCD, on the west part of York Street.

Identified Heritage Attributes:

- Two and one half storey structure
- Medium-pitched hip and gable roof
- Rectangular plan
- Buff brick exterior
- Central medium-pitched gable peak with decorative woodwork and wood brackets
- Asymmetrical front (north) elevation

Identification of CHVI: Yes

Completed by (name): Laura Walter

Date Completed: 4/20/2017

Heritage Resource Number:

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Title
Cultural Heritage Value or Interest Evaluation Form

Municipal Address:

9 York Street

Former Township or County:

Township of London, Middlesex County

Municipality:

City of London

Resource Type:

Residence/Commercial

Associated Dates:

c. 1890 (Downtown London HCD Pan)



Description:

The property consists of a two storey row housing residential dwelling, connected to 7 and 11 York Street. The building is clad in buff brick with a rectangular plan and a medium-pitched hipped roof. The front (north) elevation is symmetrical with the attached dwelling (11 York Street), but separately has an asymmetrical façade. The adjacent entrance doors of the two dwellings have a partial porch with a centre pediment and pillars. The lower storey has a large multi-paned window with a hip roof. The exterior has a wide eaves and stone window sills and headers on the upper storey. The rear (south) elevation has an attached one storey shed roof structure.

The property is shown on the 1881 City of London Fire Insurance Plan as containing a semi-detached two storey wood building (Figure 3). The 1892 City of London Fire Insurance Plan shows row housing on the property with wood structures clad with brick similar to the current structure.

Evaluation of Cultural Heritage Value or Interest According to O. Reg. 9/06:

Design or Physical Value:

The property is part of the Downtown London Heritage Conservation District. It is identified as a Priority A structure with intact historical features. The property is representative of a vernacular mid-19th century row house.

Historical or Associative Value: None identified.

Contextual Value: The property supports the former residential character of this section of the HCD, on the west part of York Street.

Identified Heritage Attributes:

- Two storey structure
- Medium-pitched hip roof
- Rectangular plan
- Buff brick exterior
- Asymmetrical front (north) elevation entrance door

Identification of CHVI: Yes

Completed by (name): Laura Walter

Date Completed: 4/20/2017

Heritage Resource Number:

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Title
Cultural Heritage Value or Interest Evaluation Form

Municipal Address:

11 York Street

Former Township or County:

Township of London, Middlesex County

Municipality:

City of London

Resource Type:

Residence/Commercial

Associated Dates:

c. 1890 (Downtown London HCD Pan)



Description:

The property consists of a two storey row housing residential dwelling, connected to 7 and 9 York Street. The building is clad in buff brick with a rectangular plan and a medium-pitched hipped roof. The front (north) elevation is symmetrical with the attached dwelling (9 York Street), but separately has an asymmetrical façade. The adjacent entrance doors of the two dwellings have a partial porch with a centre pediment and pillars. The lower storey has a large multi-paned window with a hip roof. The exterior has a wide eaves and stone window sills and headers on the upper storey. The rear (south) elevation has an attached one storey shed roof structure.

The property is shown on the 1881 City of London Fire Insurance Plan as containing a semi-detached two storey wood building (Figure 3). The 1892 City of London Fire Insurance Plan shows row housing on the property with wood structures clad with brick similar to the current structure.

Evaluation of Cultural Heritage Value or Interest According to O. Reg. 9/06:

Design or Physical Value:

The property is part of the Downtown London Heritage Conservation District. It is identified as a Priority A structure with intact historical features. The property is representative of a vernacular mid-19th century row house.

Historical or Associative Value: None identified.

Contextual Value: The property supports the former residential character of this section of the HCD, on the west part of York Street.

Identified Heritage Attributes:

- Two storey structure
- Medium-pitched hip roof
- Rectangular plan
- Buff brick exterior
- Asymmetrical front (north) elevation entrance door

Identification of CHVI: Yes

Completed by (name): Laura Walter

Date Completed: 4/20/2017

Heritage Resource Number:

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Title
Cultural Heritage Value or Interest Evaluation Form

Municipal Address:

309 Thames Street

Former Township or County:

Township of London, Middlesex County

Municipality:

City of London

Resource Type:

Commercial

Associated Dates:

c. 1893 (City of London Heritage Register)



Description:

The property consists of a two and one half storey structure with a high-pitched monitor roof. The north and south elevations each have a medium-pitched central gable peak. The buff brick exterior is clad with modern siding. The north elevation has a projecting entrance with a modern mansard roof. The east elevation has an asymmetrical entrance, with a central garage door.

Evaluation of Cultural Heritage Value or Interest According to O. Reg. 9/06:

Design or Physical Value: The property is part of the Downtown London Heritage Conservation District. It is identified as a Priority A structure with intact historical features. The property is representative of a late 19th century vernacular industrial structure. The building was design by architect John Mackenzie Moore (1857-1930).

Historical or Associative Value: The property is associated with the Canadian General Electric (G.E.) Company, and the London Electric Company Ltd. The Canadian G.E. Company constructed a power station on the property in 1893, under the design of John Mackenzie Moore. 309 Thames street was originally a boiler plant for the Canadian G.E. Company. The company provided power to the London Street Railway (L.S.R.) until 1895, when the property was taken over by the London Electric Company.

Contextual Value: None identified. While identified as a Category A structure in the HCD Study and Plan, the building does not define, maintain or support the historic commercial character of the HCD. The York Street character is at the study area is varied, and overall is not consistent with the 19th century commercial corridors in other parts of the HCD.

Identified Heritage Attributes:

- One storey structure
- High-pitched monitor roof
- Medium-pitched central gable peaks (north and south elevations)
- Buff brick exterior

Identification of CHVI: Yes

Completed by (name): Laura Walter

Date Completed: 4/20/2017

Heritage Resource Number:

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Title
Cultural Heritage Value or Interest Evaluation Form

Municipal Address:

331 Thames Street

Former Township or County:

Township of London, Middlesex County

Municipality:

City of London

Resource Type:

Recreational Park

Associated Dates:

Late 20th century



Description:

The portion of Ivey Park on the west side of Thames Street abutting the project site is a well-designed and furnished park. There are two commemorative plaques identifying the London Peace Garden and Labour Memorial Park. The Labour Memorial Park signage dedicates the park to the migrants of 1834-1837 who settled this district. The landscaping is well organized, highly ornamental, and contains a sculpture titled "Good Hands" dedicated to organized labour.

Evaluation of Cultural Heritage Value or Interest According to O. Reg. 9/06:

Design or Physical Value: The park is a representative designed park landscape, containing highly organized spaces, quality well aged materials such as stone walls, mature trees, architectural artifacts, visually appealing plant materials, and well-proportioned spaces.

Historical or Associative Value: The park is associated with the theme of the labour movement. It contains a Labour Memorial and plaque commemorating area settlers of 1834-1837. The park dedication occurred in 1967. There are no tangible attributes related to the early settlement of the area.

Contextual Value: The park is important in supporting the character of the area, notably the string of parkland along the Thames River within the Downtown HCD. It is visually linked to its surroundings, connected to other park areas along the Thames River. Set on a varied streetscape with residential, commercial and former industrial properties. The park is a landmark in its setting.

Identified Heritage Attributes:

- Intangible associative and contextual values associated with the theme of the labour movement
- Organized spaces
- Stone walls
- Mature trees
- Well-proportioned spaces of pathways, commemorative features and plant materials
-

Identification of CHVI: Yes

Completed by (name): David Waverman

Date Completed: 4/20/2017

Heritage Resource Number:

CHR-10

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