

Heritage Impact Statement

809 Dundas Street

Paramount Development London



January 2018

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SOURCES

SECTION 1 - INTRODUCTION

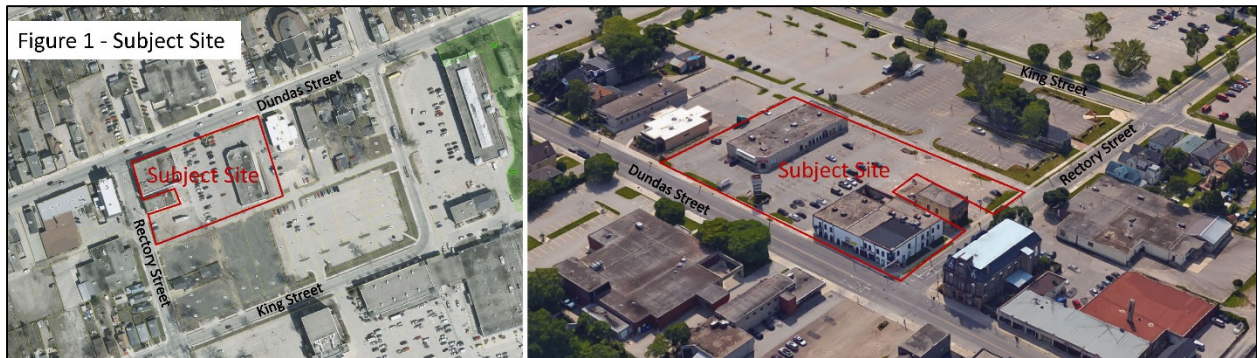
On behalf of Paramount Development (London) Inc., Zelinka Priamo Ltd. has applied for a Zoning By-law Amendment for a proposed high-rise apartment development at 809 Dundas Street.

A Heritage Impact Statement is required given the subject lands are adjacent to the former London East Town Hall (Aeolian Hall), a property designated under Part IV under the Ontario Heritage Act.

SECTION 2 – SITE DETAILS

2.1 The Subject Lands

The subject lands are located within Dundas Street East village neighbourhood at the southeast corner of Dundas Street and Rectory Street, approximately 100m north, and 150m west, of Western Fair (Figure 1).



The irregularly shaped lands have an area of approximately 0.71 hectares (1.7 acres), with a frontage of approximately 111.0 metres (365.0 feet) along Dundas Street, and a total of 53.0 metres (173.0 feet) of frontage along Rectory Street. The subject lands have access to shared easement/alley off Rectory Street at the rear of the property.

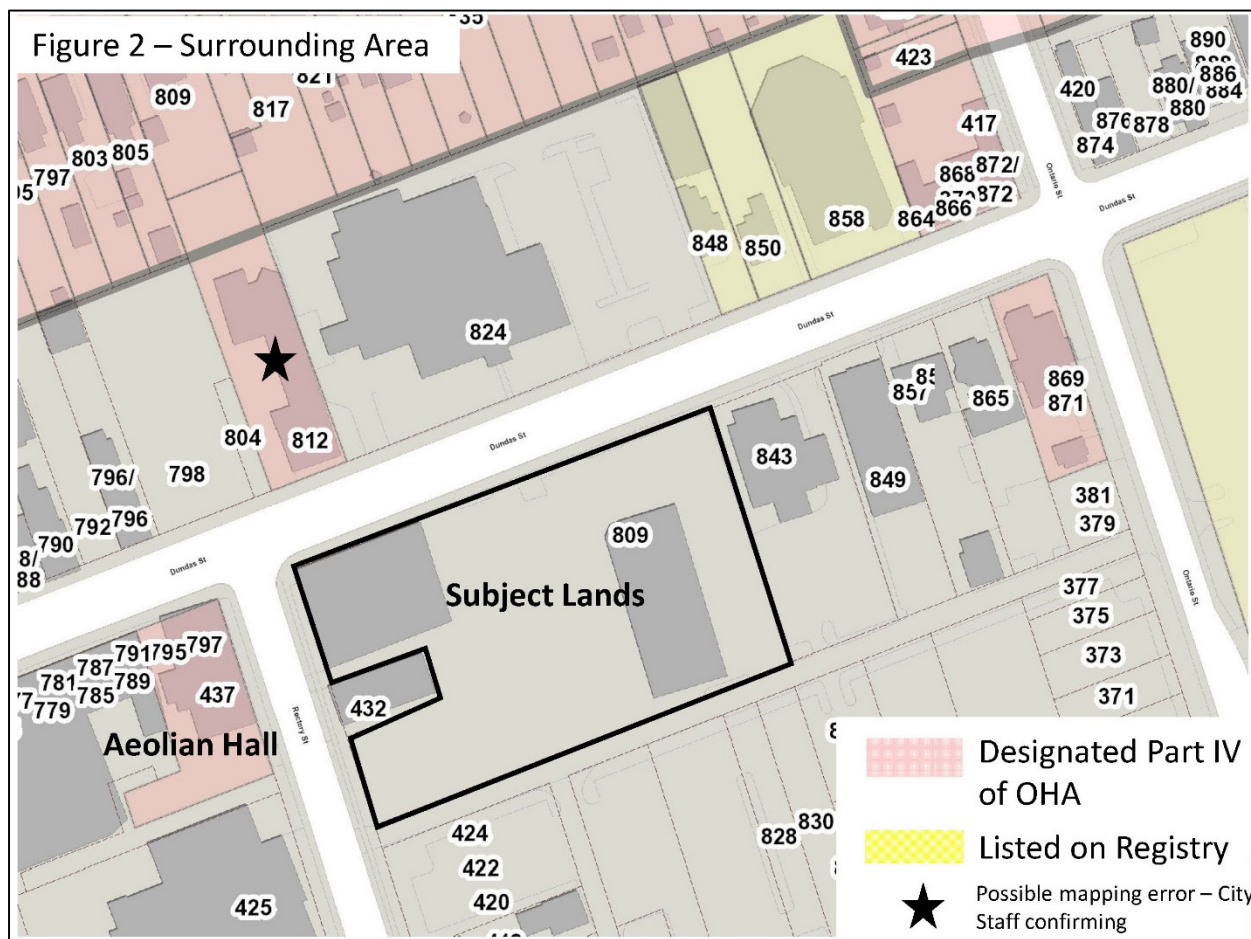
A small parcel of land, containing by a two-storey building occupied by a music recording studio (EMAC Studios), is not part of the subject lands.

The subject lands currently contain two structures and associated parking area. Both these structures are to be removed as part of the redevelopment of the lands.

Historically, the subject lands once consisted of mostly single detached homes with commercial uses at the corner of Dundas Street and Rectory Street. Fire insurance plans shows the uses on the lands from 1888 -1926. Some of the uses include residential, tin smith, bank and hardware store (Appendix 1 & 2).

The subject lands are not a listed or designated heritage property.

The subject lands are adjacent to Aeolian Hall which is designated under Part IV Ontario Heritage Act and are in the vicinity three non-designated properties listed on the City of London's Inventory of Heritage Resources (See Figure 2).



2.2 Aeolian Hall, former London East Town Hall

The former London East Town Hall, a 2½ storey brick building, was built in 1883-84 and was designed by George F. Durand, one of the most important Victorian architects in southwestern Ontario (Municipal By-law # L.S.P. 3363-168 is attached).

The building features both Italianate and Second Empire elements. Italianate influences are visible in the vertical emphasis of the design with the square-plan tower, large cast-iron and plate glass windows with segmental arches; while the Second Empire elements are emphasized by the symmetrically vertical massing, the mansard roof, and the dormer windows. The bi-chromatic brickwork adds to the highly eclectic style (See Figure 3).

Like similar municipal buildings of its time, it had a combined auditorium and council chamber on the second floor and a fire department on the ground floor that accessed Rectory Street. Once London East was amalgamated with the City of London in 1885, the town hall became redundant. The fire department continued until 1946, while the Dundas Street frontage provided a variety of administrative and commercial activities.

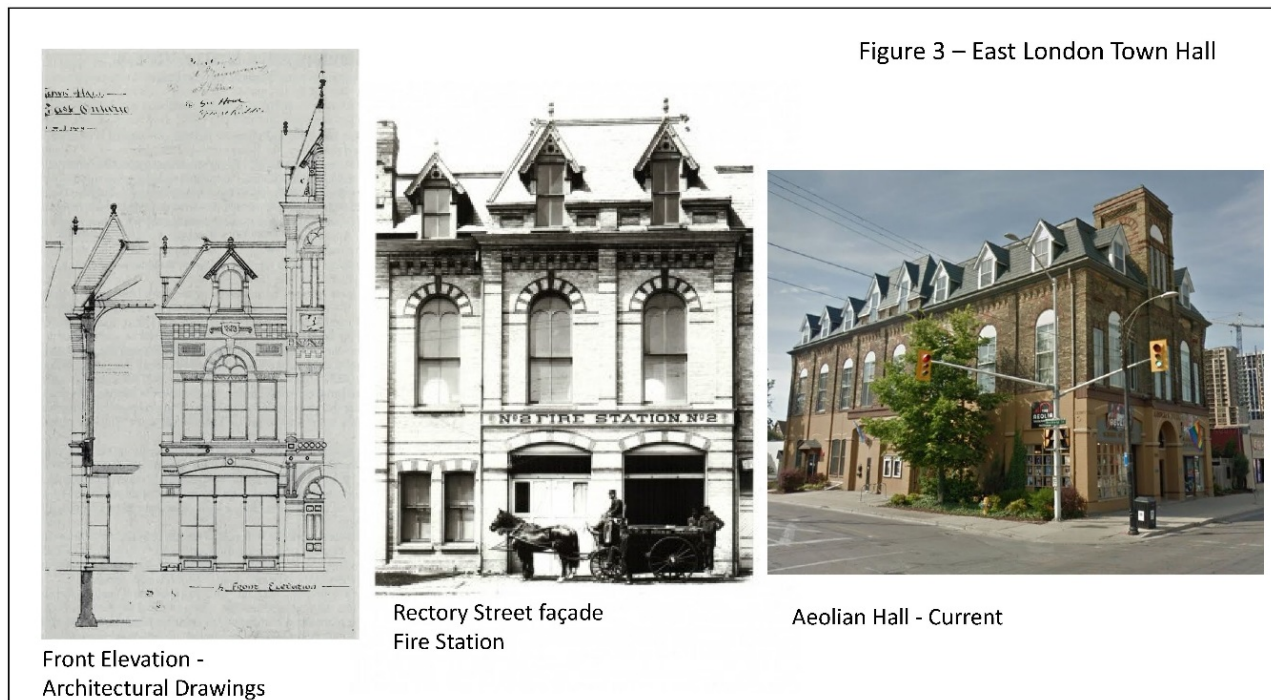
In 1968 the building was renovated, given the name Aeolian Hall, and became an important performance centre within the City. Today it continues to serve as a neighbourhood meeting place for local residents and community groups as well as maintaining its social value as an important centre for musical performances.

Aeolian Hall serves as the eastern-most anchor of the Old East commercial corridor, and is a prominent landmark that serves as a symbol for the Old East community.

Some of the heritage attributes include:

- Italianate style;
- The central tower;
- Mansard roof;
- Gabled dormers on the principal and secondary facades;
- West storefront has its original cast iron frame and entrance;
- East storefront maintains the two central cast iron columns;
- Bi-chromatic brickwork on exterior façade;
- paired and triple narrow vertical windows, single round arched Italianate windows, and corbelled brackets;
- Original door and window openings.

Aeolian Hall is also listed in the Canadian Register of Historic Places.



SECTION 4 – POLICY REVIEW

4.1 Provincial Policy Statement 2014 (PPS)

The Provincial Policy Statement (PPS), issued under the authority of Section 3 of the Planning Act “provides policy direction on matters of provincial interest related to land use planning” in order to ensure efficient, cost-efficient development and the protection of resources. All planning applications, including Zoning By-Law Amendment applications, are required to be consistent with these policies.

Policies in the 2014 PPS relevant to the subject lands are as follows:

“Planning authorities shall not permit development and site alteration on adjacent lands to protected heritage property except where the proposed development and site alteration has been evaluated and it has been demonstrated that the heritage attributes of the protected heritage property will be conserved.” Section 2.6.3

6.0 PPS Definitions:

Adjacent lands (d) means those lands contiguous to a protected heritage property or as otherwise defined in the municipal official plan.

Protected heritage property means property designated under Parts IV, V, or VI of the Ontario Heritage Act; property subject to a heritage conservation easement under Parts II or IV of the Ontario Heritage Act; property identified by the Province and prescribed public bodies as provincial heritage property under the Standards and Guidelines for Conservation of Provincial Heritage Properties; property protected under federal legislation, and UNESCO World Heritage Site.

Heritage attributes means the principal features or elements that contribute to a protected heritage property’s cultural heritage value or interest, and may include the property’s built or manufactured elements, as well as natural landforms, vegetation, water features, and its visual setting (including significant views or vistas to or from a protected heritage property).

4.2 City of London Official Plan

Section 13 provides policies regarding the cultural heritage value of properties in London. The subject lands are adjacent to protected heritage properties and must have regard for the following policies in the Official Plan:

Section 13.2.3.1 – Alteration or Demolition on Adjacent Lands

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

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

4.3 The London Plan

The new City of London Official Plan (The London Plan) has been adopted by Council, but is subject of several appeals to the Ontario Municipal Board. Notwithstanding, consideration has been given to Cultural Heritage policy 565:

“New development, redevelopment, and all civic works and projects on and adjacent to heritage designated properties and properties listed on the Register will be designed to protect the heritage attributes and character of those resources, to minimize visual and physical impact on these resources. A heritage impact assessment will be required for new development on and adjacent to heritage designated properties and properties listed on the Register to assess potential impacts, and explore alternative development approaches and mitigation measures to address any impact to the cultural heritage resource and its heritage attributes.”

4.4 Ontario Heritage Tool Kit

The Ontario Ministry of Tourism, Culture and Sport developed the Ontario Heritage Tool Kit as a guide to help understand the heritage conservation process in Ontario.

The tool kit provides guidelines for the preparation of heritage studies, such as Heritage Impact Statements and provides a list of possible negative impacts on a cultural heritage resource. These include, but are not limited to, the following impacts:

1. Destruction of any, part of any, significant heritage attributes or features;
2. Alteration that is not sympathetic, or is incompatible, with the historic fabric and appearance;
3. Shadows created that alter the appearance of a heritage attribute or change the viability of a natural feature or plantings, such as a garden;
4. Isolation of a heritage attribute from its surrounding environment, context or a significant relationship;
5. Direct or indirect obstruction of significant views or vistas within, from, or of built and natural features;
6. A change in land use where the change in use negates the property's cultural heritage value; and
7. Land disturbances, such as change in grade that alters soils and drainage patterns that adversely affect cultural heritage resources.

SECTION 5 – PROPOSED DEVELOPMENT

The subject lands are proposed to be redeveloped for a mixed-use building, consisting of two, 24-storey residential towers with a total of 480 residential units on a 3-storey podium (Appendix 3). The

residential unit breakdown provides 304 one-bedroom units; 24 one-bedroom-plus-den units; 128 two-bedroom units; and 24 penthouse units. A total of 342 parking spaces are provided in one underground and two above ground parking levels.

A total of 1,845m² (19,860ft²) ground floor commercial area is proposed for portions of the building fronting onto Dundas Street. This space is well suited for a variety of commercial opportunities catering to both the residents of the proposed building and the existing neighbourhood. Conceptually, approximately ten (10) ground floor commercial units will be available with various sizes and configurations. The commercial space provides opportunities for an enhanced public/private interface with the Dundas Street frontage. For the purposes of the Z.-1 Zoning By-Law, this commercial floor area corresponds to 19 residential units, resulting in a total unit count of 499 for the development.

The building provides a maximum height of 82m (269ft). The top four stories of the building (floors 21-24) are terraced, providing a significantly narrower top than the tower portion of the building. Overall, the building demonstrates three distinct sections (base/podium, tower, top) with an art-deco design inspiration. The total residential density of the proposed development is 703 units per hectare (UPH).

The proposed three-storey podium design is reflective of the existing Dundas Street streetscape, including breaking up the façade to mimic individual buildings, and providing a regular fenestration pattern with a variety of window styles. The overall appearance of the building is complimentary to the Aeolian Hall on the west side of Rectory Street, across the street from the subject lands.

Vehicular access to the enclosed and underground parking garage is proposed from the laneway to the south of the subject lands. Parking for the development has been accommodated through one level of underground parking and two levels of above ground parking enclosed in a structure. Due to the design of the building, and the placement of commercial units on the street frontages, parking areas are not visible from the public realm.

SECTION 6 – ANALYSIS AND MITIGATION

6.1 Provincial Policy Statement 2014 (PPS)

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

6.2 City of London Official Plan

The proposed development will be sensitive to the characteristics of the adjacent protected heritage properties and will retain their heritage values, attributes and integrity. The proposed development is on the east side of Rectory Street and will not alter, isolate or obstruct the heritage attributes of Aeolian Hall. The existing built form, setbacks, massing, and architectural elements that contribute to the heritage character of the adjacent protected heritage property will be conserved.

6.3 The London Plan

The following consideration was given to the London Plan, however, since policy 565 is subject to an appeal at the Ontario Municipal Board, Section 13 of the existing Official Plan policy shall be relied on.

6.4 Ontario Heritage Tool Kit

An impact assessment as outlined in the *Ontario Heritage tool Kit, Info sheet #5 Heritage Impact Assessments and Conservation Plans (2006)* is provided as follows:

Possible Impacts	Assessment
Destruction of any, part of any, significant heritage attributes or features;	The proposed neighbouring development will not cause destruction or alteration of any attributes or features of Aeolian Hall. Its historical and architectural attributes will be conserved. Its contextual value as a standalone landmark building within the Old East village will be maintained.
Alteration that is not sympathetic, or is incompatible, with the historic fabric and appearance;	No negative impact. The proposed podium height is lower than the neighbouring Aeolian Hall. The proposed tower is setback approximately 30 m east of Rectory Street property line to provide a large separation between the proposed tower and Aeolian Hall. The proposed building is complimentary to Aeolian Hall and does not overpower its appearance.
Shadows created that alter the appearance of a heritage attribute or change the visibility of an associated natural feature, plantings, such as a garden;	No negative impact. Please refer to Section 6.5 for the shadow study prepared by Nicholson Sheffield Architects (Appendix 4).
Isolation of a heritage attribute from its surrounding environment, context or a significant relationship;	No heritage attribute of Aeolian Hall will be isolated from its surrounding environment, context or its significant relationship to the Old East community. The proposed development is not immediately abutting Aeolian Hall, they are separated by Rectory Street. This conserves Aeolian Hall's significant position as the eastern-most anchor of the Old East commercial corridor.
Direct or indirect obstruction of significant views or vistas within, from, or of built and natural features;	Significant views and vistas of Aeolian Hall will not be obstructed by the proposed development.
A change in land use where the change in use negates the property's cultural heritage value;	The land use of the subject lands will continue to be commercial/residential, although at a higher density than the current/historic uses.
Land disturbances such as change in grade that alters soils, and drainage patterns that adversely affect cultural heritage resources.	There will be no land disturbances of this development that would adversely affect Aeolian Hall.

6.5 Shadow Study

A shadow study for the proposed development has been provided by Nicholson Sheffield Architects, visuals of which are contained in Appendix 4. Generally, the shadow effects generated by the proposed building are not significant on Aeolian Hall. This is largely due to the significant setback of the tower portions of the building from Rectory Street.

SECTION 7 – CONCLUSION

The proposed Zoning By-law Amendment is consistent with the Provincial Policy Statement and is in conformity with the City of London Official Plan.

It is our opinion the proposed development will conserve the heritage attributes of the adjacent protected heritage property.

Appendix 1- 4

Document General

Form 4 — Land Registration Reform Act

D

FOR OFFICE USE ONLY

ER299772
Jul 14/04

(1) Registry <input type="checkbox"/>		Land Titles <input checked="" type="checkbox"/>		(2) Page 1 of 2 pages	
(3) Property Identifier(s) ALL of PIN 08311-0104		Block	Property		
Additional: See Schedule <input type="checkbox"/>					
(4) Nature of Document By-law No. L.S.P.-3363-168					
(5) Consideration TWO Dollars \$ 2.00					
(6) Description Part of Lots 16 and 17, South side of Dundas Street, on Registered Plan 229(3) in the City of London and County of Middlesex as in Instrument 788515					
(7) This Document Contains:		(a) Redescription New Easement Plan/Sketch <input type="checkbox"/>		(b) Schedule for: Description <input type="checkbox"/> Additional Parties <input type="checkbox"/> Other <input type="checkbox"/>	
New Property Identifiers		Additional: See Schedule <input type="checkbox"/>			
Executions		Additional: See Schedule <input type="checkbox"/>			

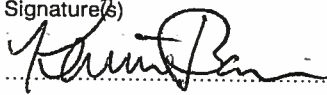
(8) This Document provides as follows:

TO: THE LAND REGISTRAR FOR THE LAND TITLES DIVISION OF MIDDLESEX EAST (NO. 33)

The Corporation of the City of London has an unregistered estate, right, interest or equity in the lands described herein and registered in the name of The Corporation of the City of London and hereby applies under Section 71 of the Land Titles Act, R.S.O. 1990, for the entry of a Notice of By-law in the register for the said parcel.

Continued on Schedule

(9) This Document relates to instrument number(s)

(10) Party(ies) (Set out Status or Interest)		
Name(s)	Signature(s)	Date of Signature Y M D
THE CORPORATION OF THE CITY OF LONDON		
Kevin Bain, City Clerk		2004 07 13

(11) Address for Service P.O. Box 5035, London, Ontario N6A 4L9

(12) Party(ies) (Set out Status or Interest)		
Name(s)	Signature(s)	Date of Signature Y M D

(13) Address for Service P.O. BOX 5099, LONDON ON N6A 4M8

Municipal Address of Property N/A	(15) Document Prepared by: CITY CLERK'S OFFICE CITY OF LONDON P.O. BOX 5035 LONDON ON N6A 4L9	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th colspan="2">Fees and Tax</th> </tr> <tr> <td>Registration Fee</td> <td> </td> </tr> <tr> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> </tr> <tr> <td>Total</td> <td> </td> </tr> </table>	Fees and Tax		Registration Fee						Total	
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SCHEDULE "A"
To By-law No. L.S.P.-3363-168

Part of Lots 16 and 17, South side of Dundas Street, on Registered Plan 229(3) in the City of London and County of Middlesex as in Instrument 788515.

SCHEDULE "B"
To By-law No. L.S.P.-3363-168

Reasons for Designation

795 Dundas Street

Originally London East Town Hall, now known as Aeolian Hall

Historical Reasons

Constructed between September 1883 and June 1884 at the south west corner of Dundas and Rectory Streets, the current Aeolian Hall was built as a town hall for London East, which had attained town status in 1881. Its construction was also intended to thwart any annexation attempts by the City of London. Like similar municipal buildings of its time, it had a combined auditorium and council chamber on the second floor and a fire department on the ground floor.

However, its life as a centre for municipal government was short. London East was in serious financial trouble by 1885, partly because construction costs for its new municipal centre had been double the original \$7,000 estimate. London East residents voted for amalgamation with the City and its year-old town hall became redundant.

The Rectory Street side of the building housed a fire station until 1946 when the service was moved to Florence Street. The Dundas Street frontage was initially used as a public school and a divisional court but soon lapsed into more commercial uses. These included a grocer, a workshop, a shoe maker, a public library, a Toronto Star office, a welfare office, a billiard parlour, a radio and television repair shop, a cigar factory and Salvation Army headquarters. Currently, this area is used by the Forest City Art Gallery.

When the original Aeolian Hall on Dundas Street near Colborne was gutted by fire in May 1968, its owner, London lawyer Gordon Jeffery, purchased the old East London Town Hall for \$42,000, intending to use it for temporary headquarters until the original hall could be restored or rebuilt. That plan was abandoned in March 1977 because of costs and Aeolian Hall has remained at its East London location.

During renovations the original ceiling – being fastened to the base of the trusses – was removed. The original stage was raked and an orchestra pit was added in hopes of staging small operas and musicals. In December 1971 a pipe organ was installed.

The primary function of the hall was recitals. Orchestra, choir, solo instrument and chamber music concerts were produced starting in 1969.

While The Grand Theatre was under renovations during its 1977-78 season, Aeolian Hall was used by artistic director William Hutt to stage a reduced playbill, including Tony Van Bridge in his one-man show on G. K. Chesterton and "An Evening with the Above" with Dinah Christie and Tom Kneebone.

Architectural Reasons

The construction dates of the London East Town Hall, are indicated by two date stones high on the Dundas Street façade. The building was designed by well-known London architect George F. Durand, one of the most important Victorian architects in Southwestern Ontario, who also designed the Perth County Court House in Stratford (1885-87) and the Petrolia Town Hall (1887-89).

The London East town Hall, a 2 ½ storey brick building, was built in the Italianate style, and uses trademark materials and forms of the Durand firm: birchromatic brickwork, pilasters, paired and tripled narrow vertical windows, single round arched Italianate windows, and corbelled brackets. Like many Canadian urban town halls of this era, it has a central projecting tower. The mansard roof and the gabled dormers on the principal and secondary facades also give the building public prominence, while the storefronts, originally cast-iron with plate glass, are in line with the commercial context for the area. The west storefront still retains its original cast iron frame and entrance, while the east storefront maintains the two central cast iron

columns only. The Town Hall does not have its original spire atop the tower, as is documented by historic photographs and drawings. The building is still a major focal point on Dundas Street.

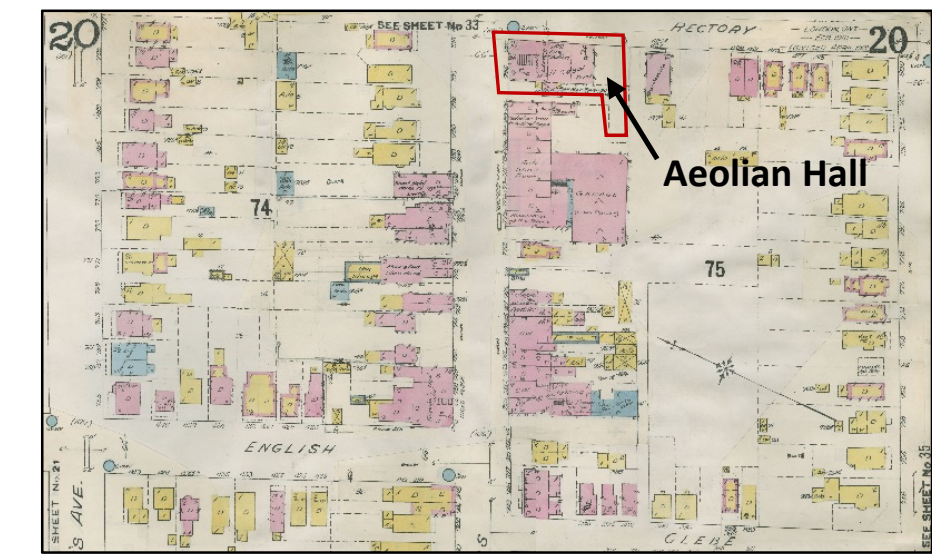
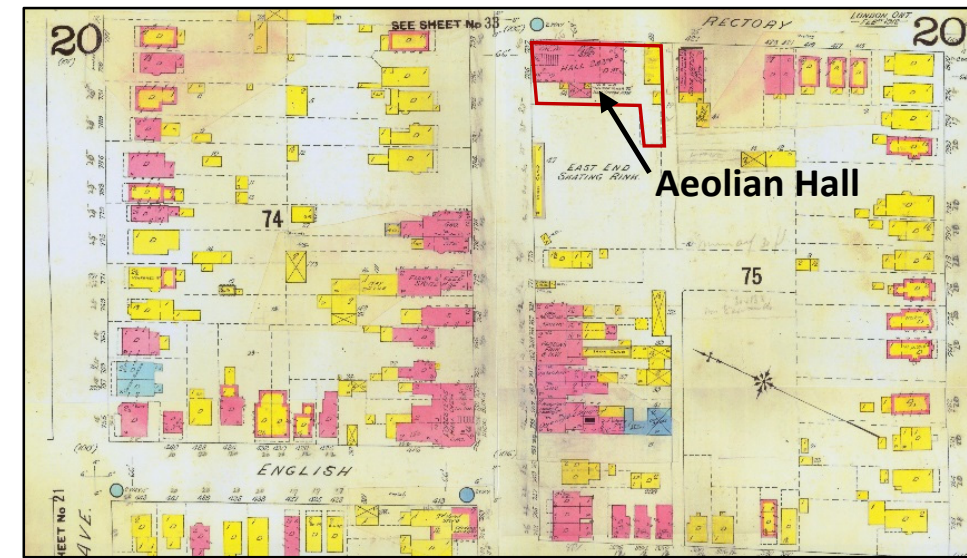
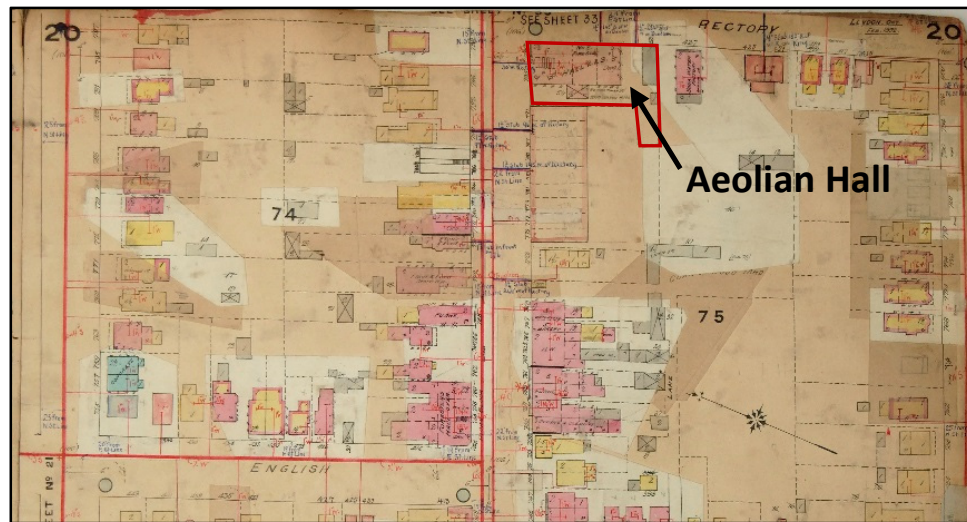
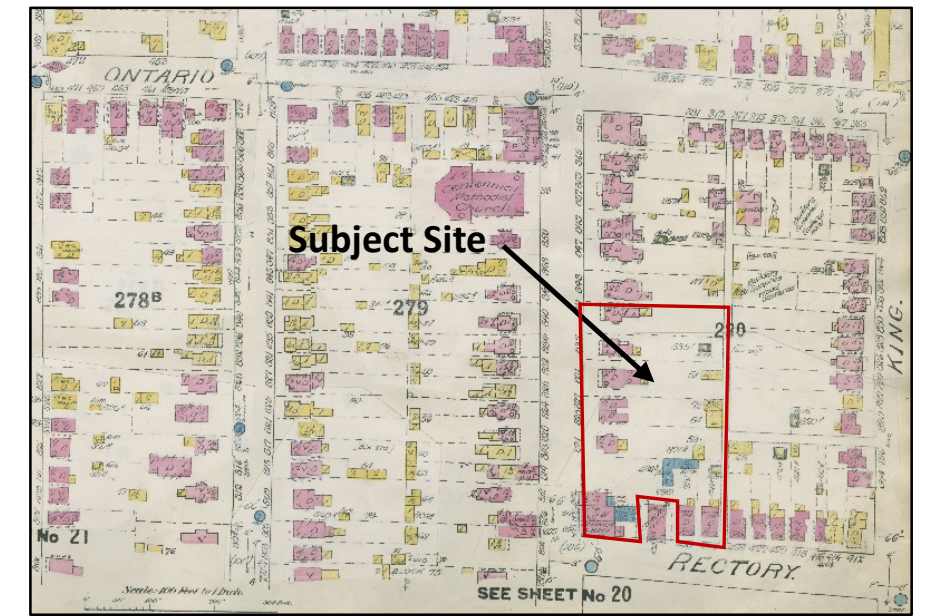
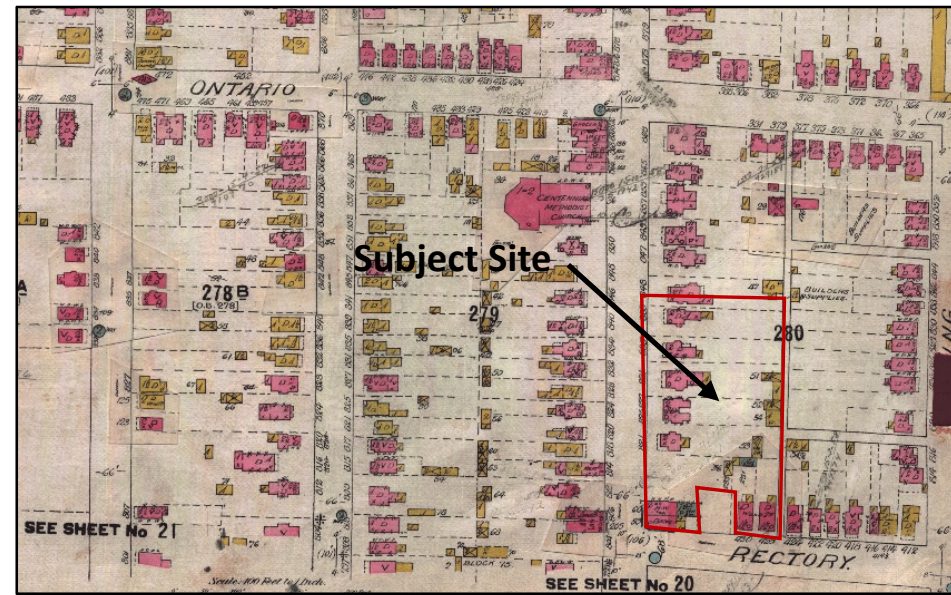
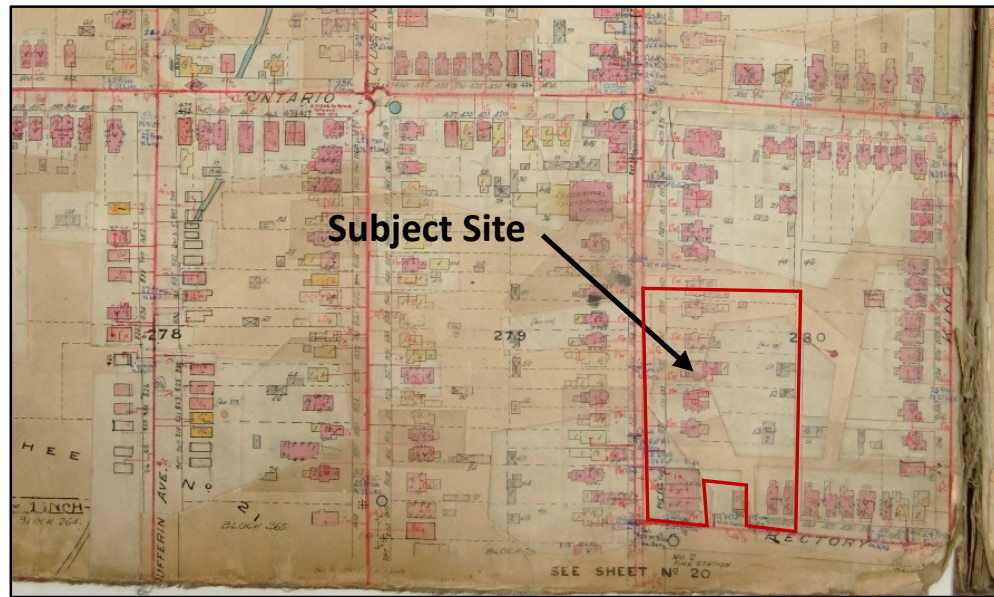
The Hall still retains all its original window and door openings although some on the ground floor have been blocked in. On the Rectory Street façade, the two large doors in the projecting two middle bays accommodated the fire carriages and trucks until 1946. Original wood entablature materials above these two doors and above the storefronts, as well as original wood features of the dormers, have been altered. The second floor windows retain the original wood 4/4 sash frames and arches. Roman numeral markings in the bottom of the top sashes indicate the window numbers.

The interior of the Hall has undergone significant changes over its history. The second floor and the rear of the main floor of the Hall were renovated in 1969 to accommodate the new performance space, as mentioned in the historical reasons. The vertical circulation of the Dundas Street section of the second floor was altered to accommodate an elevator and a new staircase (although the overall layout remained mostly unchanged), while the heavy timber W-trusses in the main Hall space were exposed (original drawings indicate a coved plaster ceiling at the connection of the wall to the ceiling/trusses). The original molding at the base of the cove still remains, as do the original baseboards at floor level. The original proscenium arch above the stage, and some of the original window and door trim materials in the lobby also still exist. On the main floor, the interiors of the storefronts have been combined, but they still retain the original hardwood floors. Some of the corner block door trim of the rear section performance space has also been retained.

Contextual Reasons

This building is an eastern anchor to the original London East business district.

Appendix 1



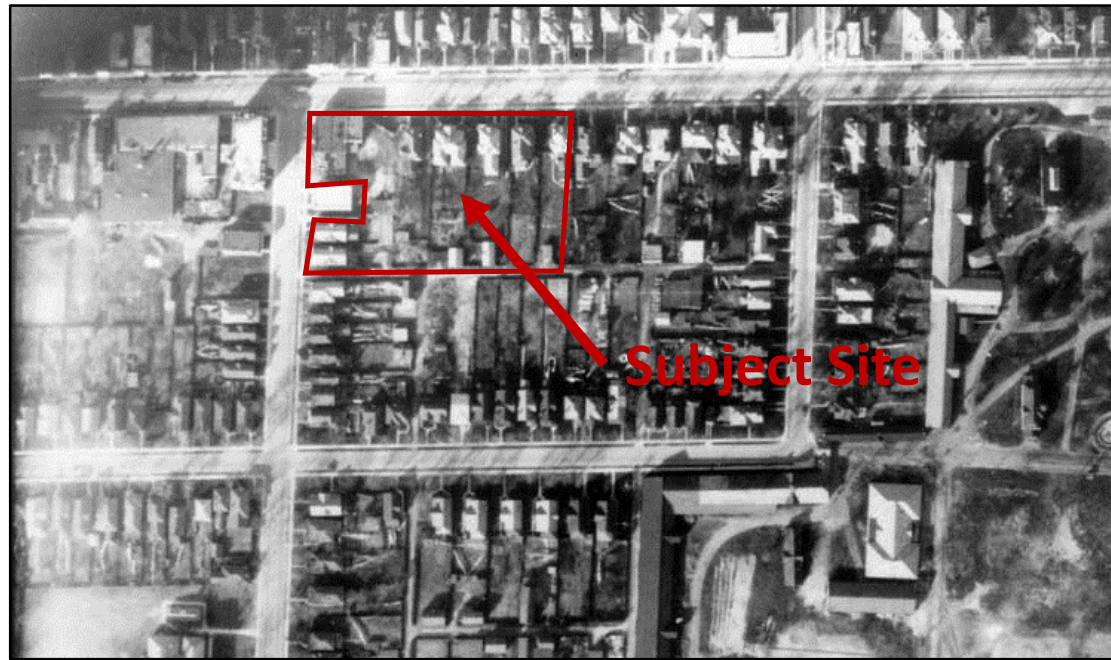
1892 Rev. 1907 Insurance Plan

1912 Rev. 1915 Insurance Plan

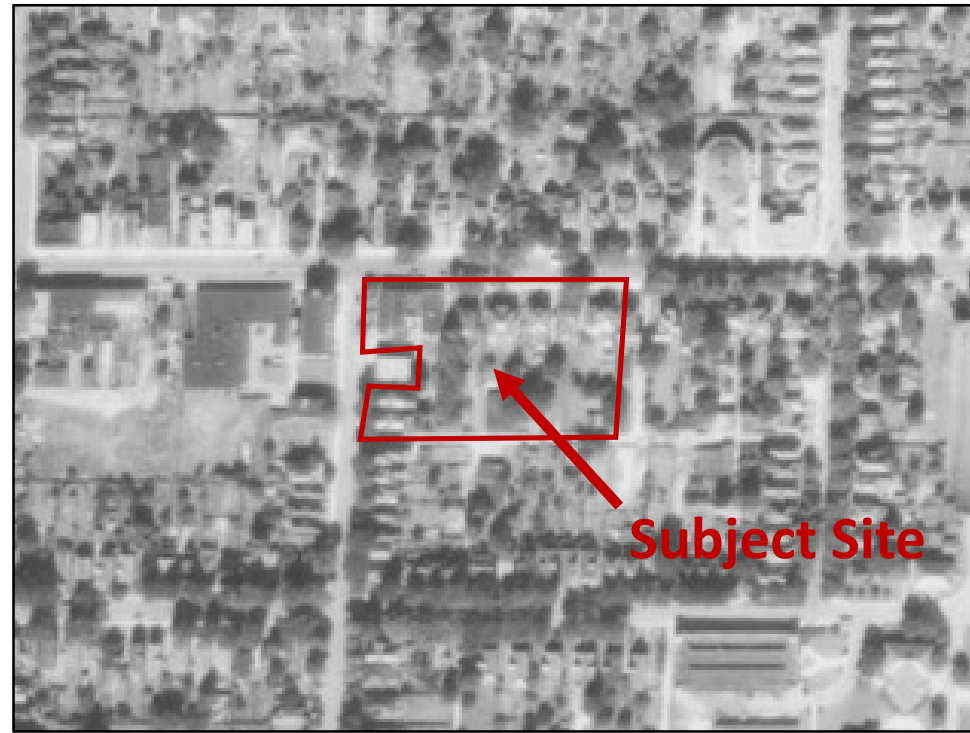
1912 Rev. 1922 Insurance Plan

Note: Boundaries of Subject Lands are Approximate

Appendix 2



1922 Air Photo



1942 Air Photo



1955 Air Photo

Note: Boundaries of Subject Lands are Approximate









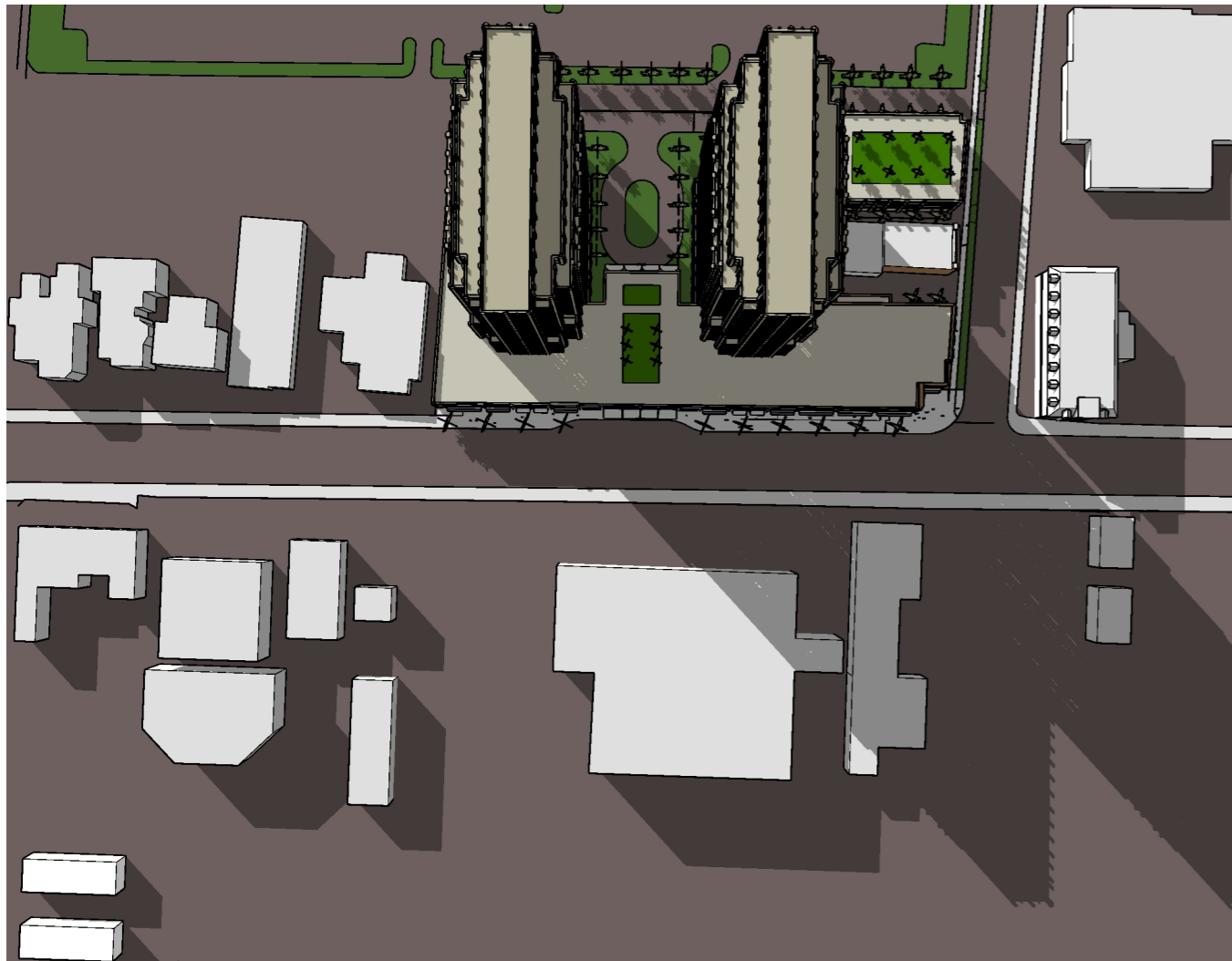




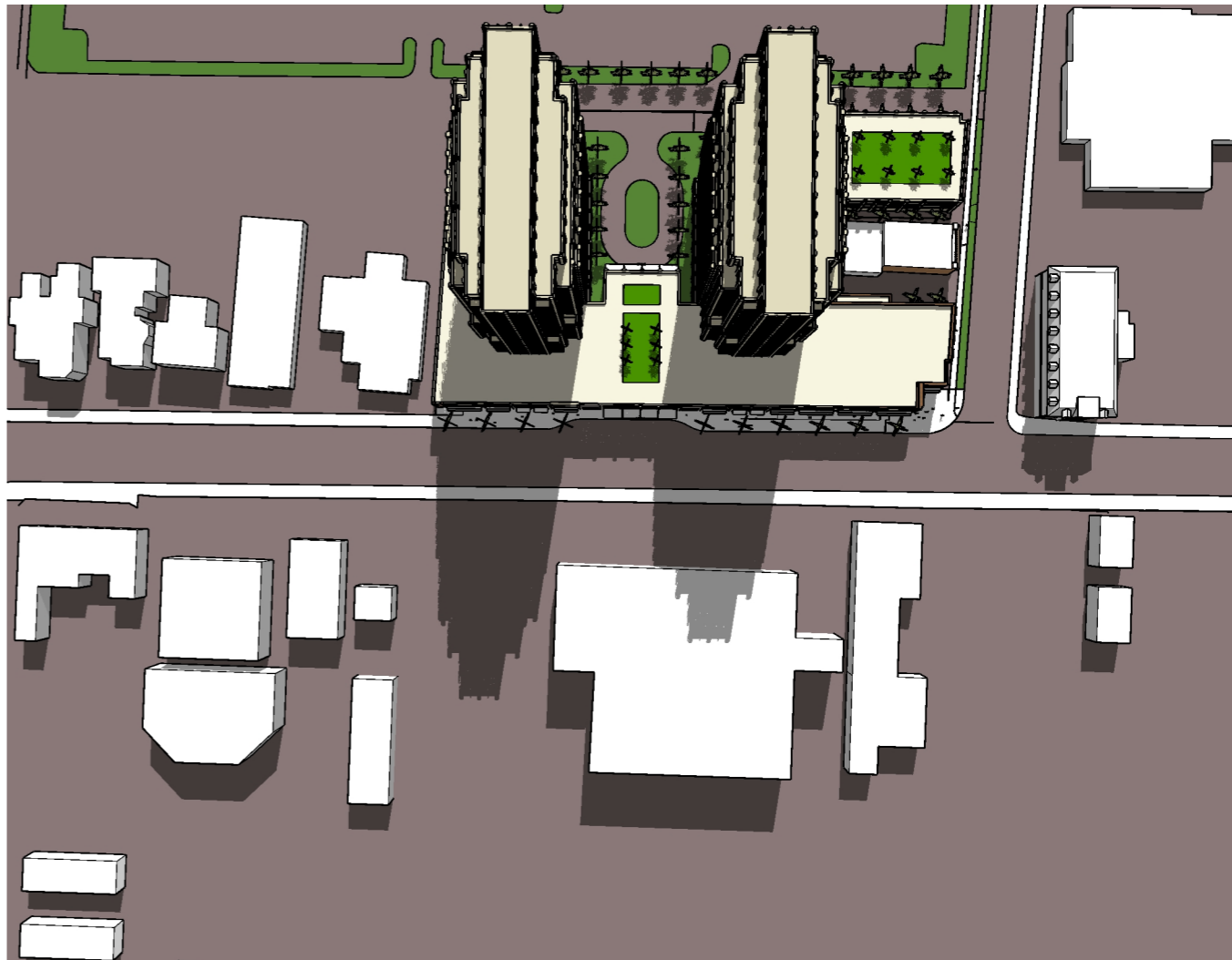




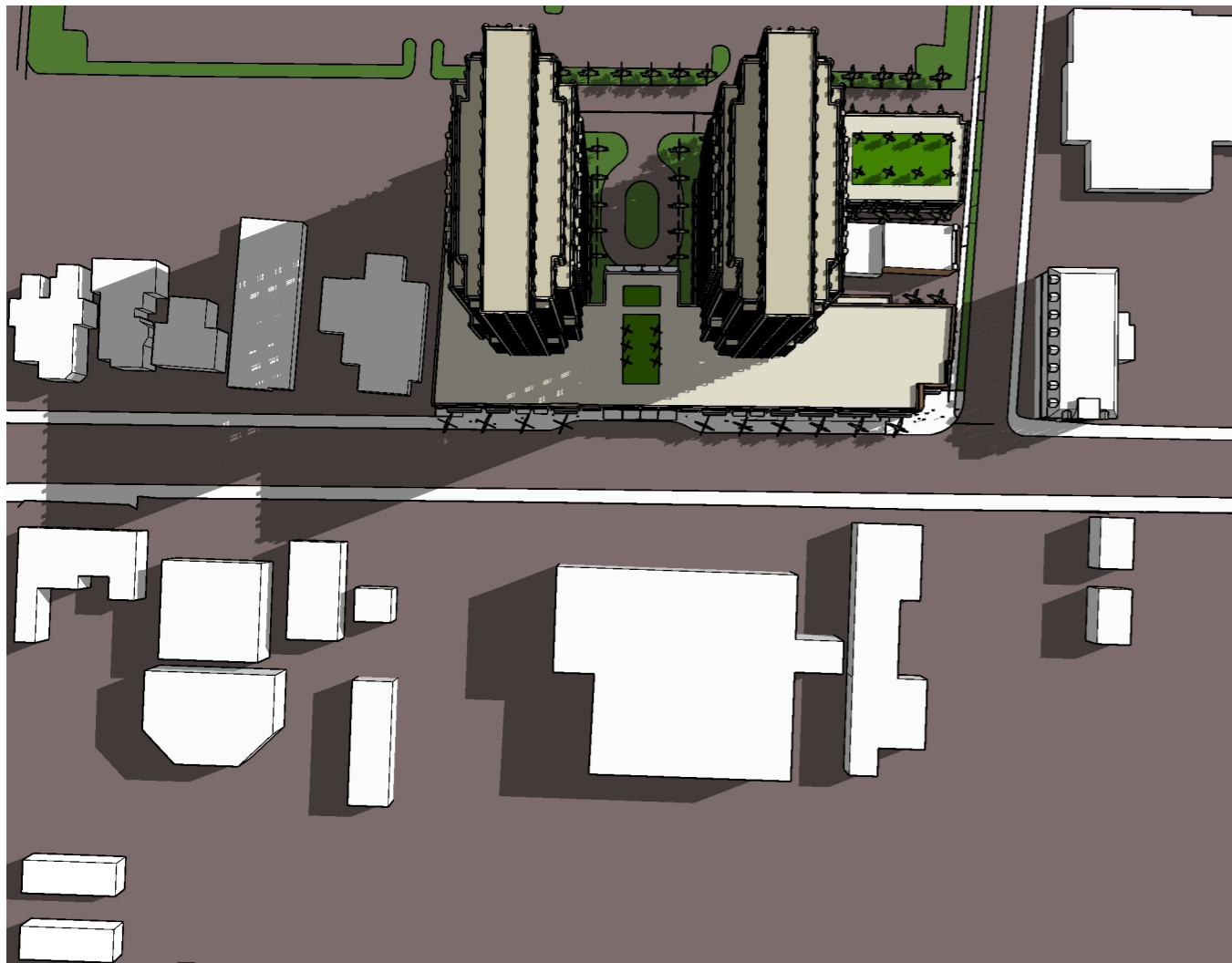
Rectory Street Cross Section



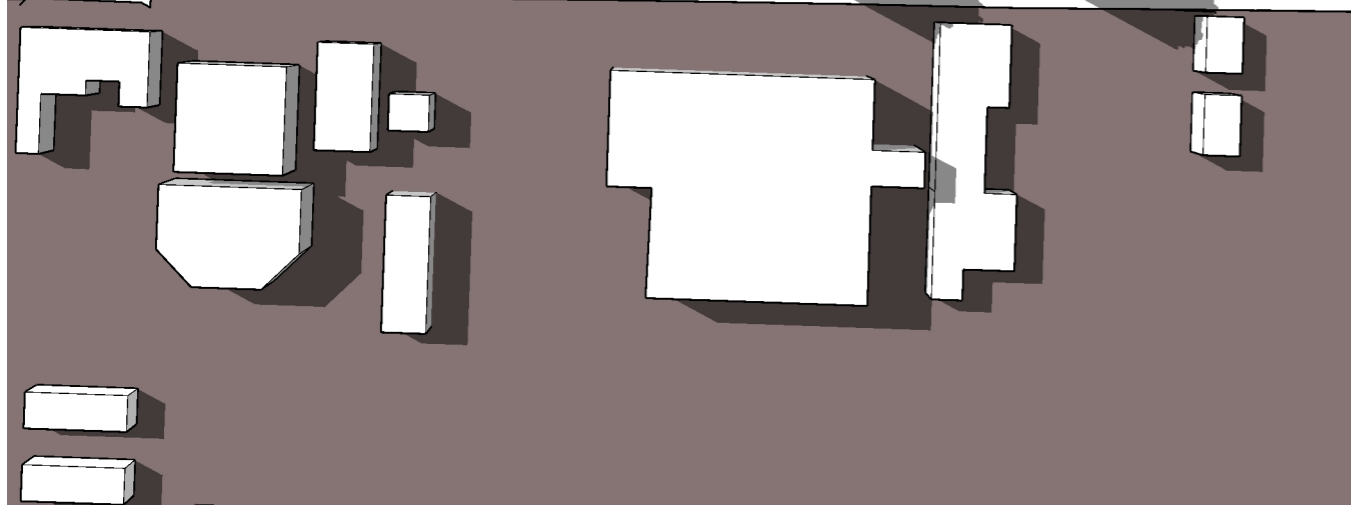
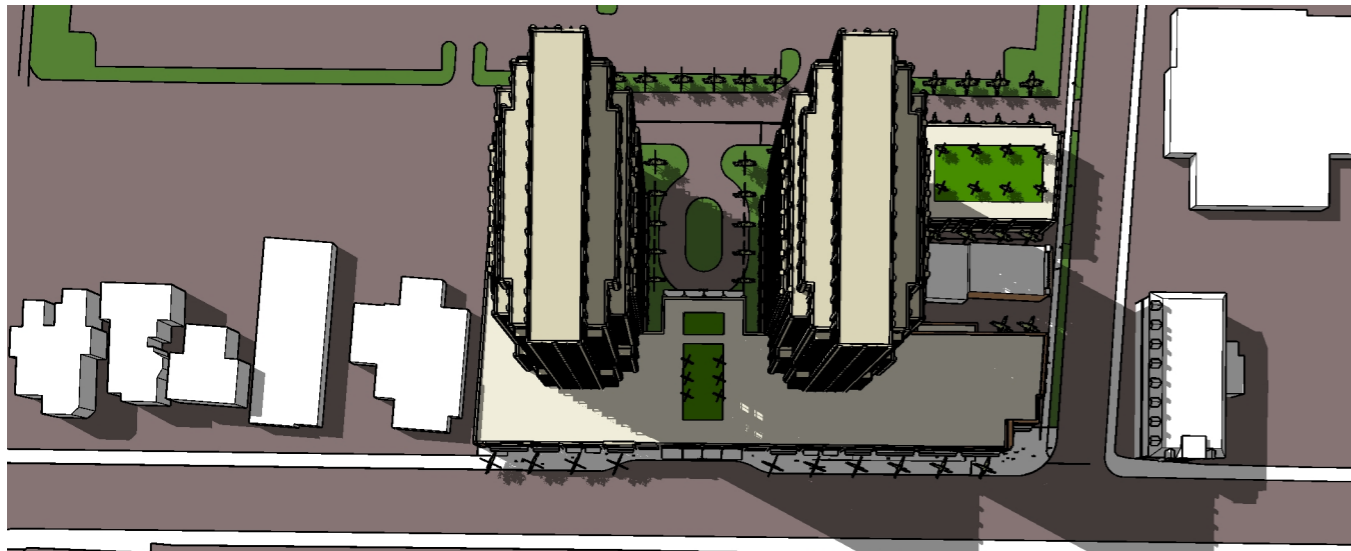
9 AM



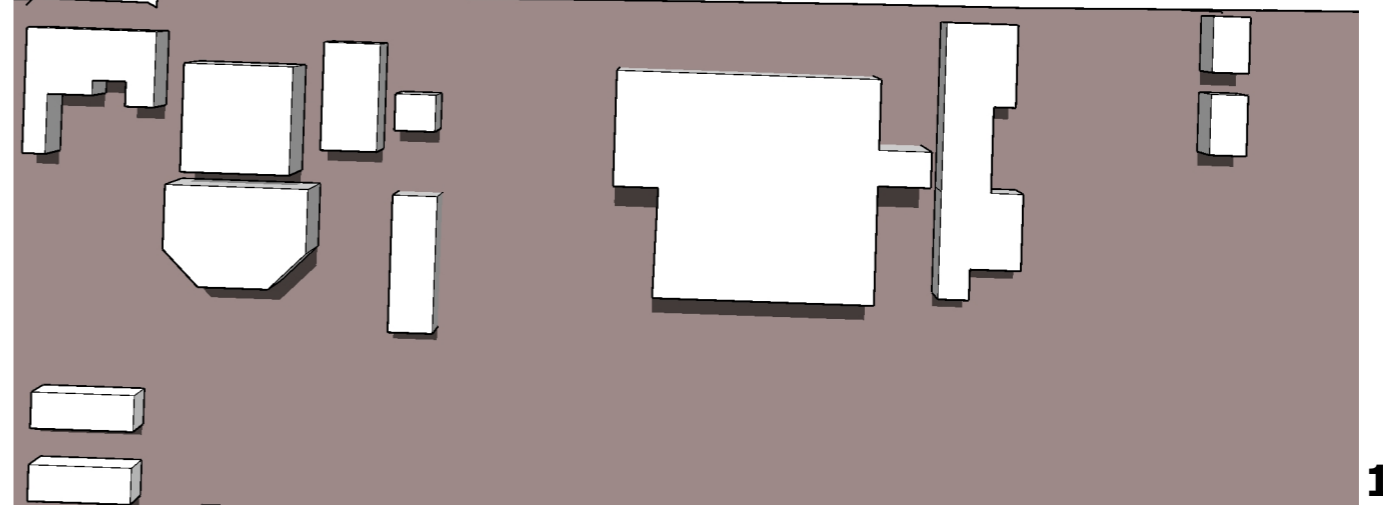
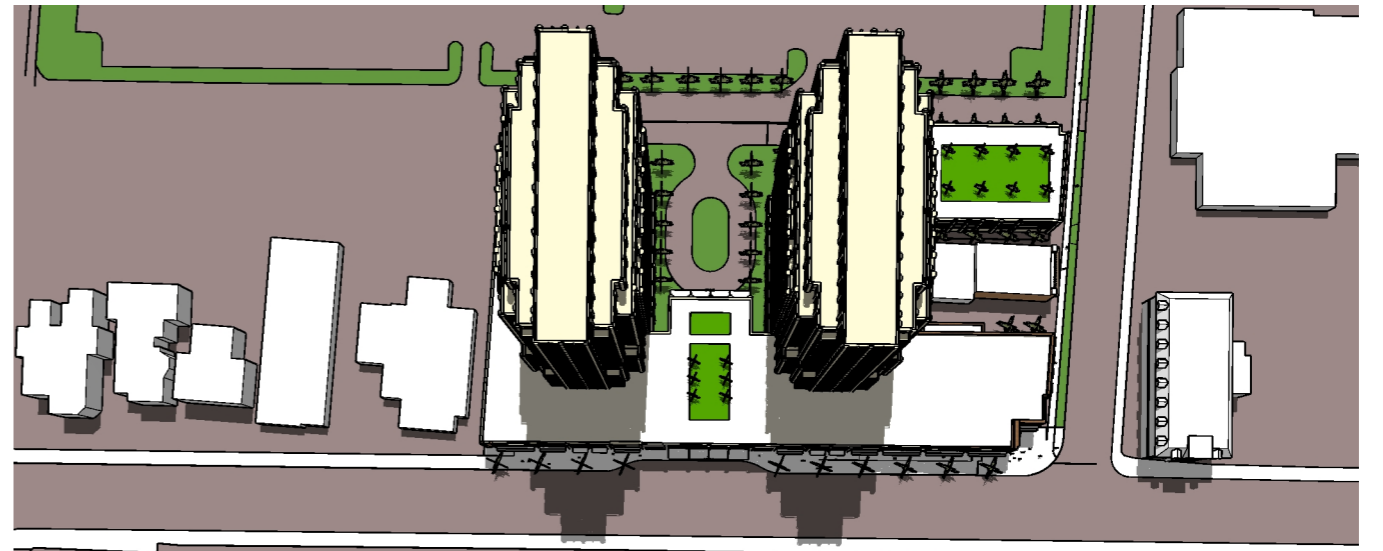
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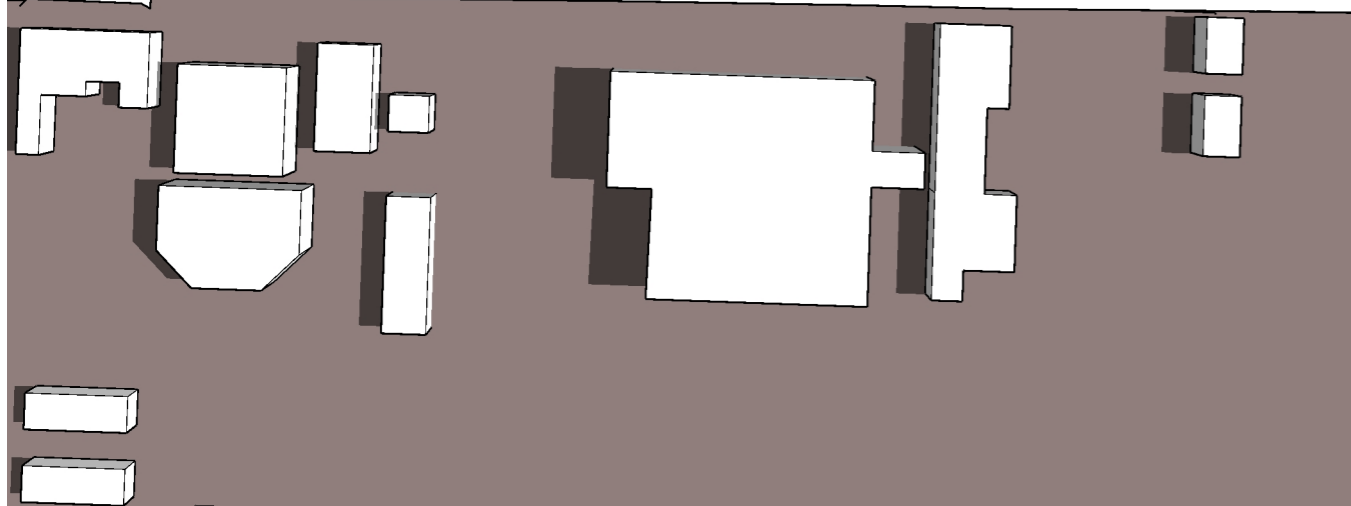
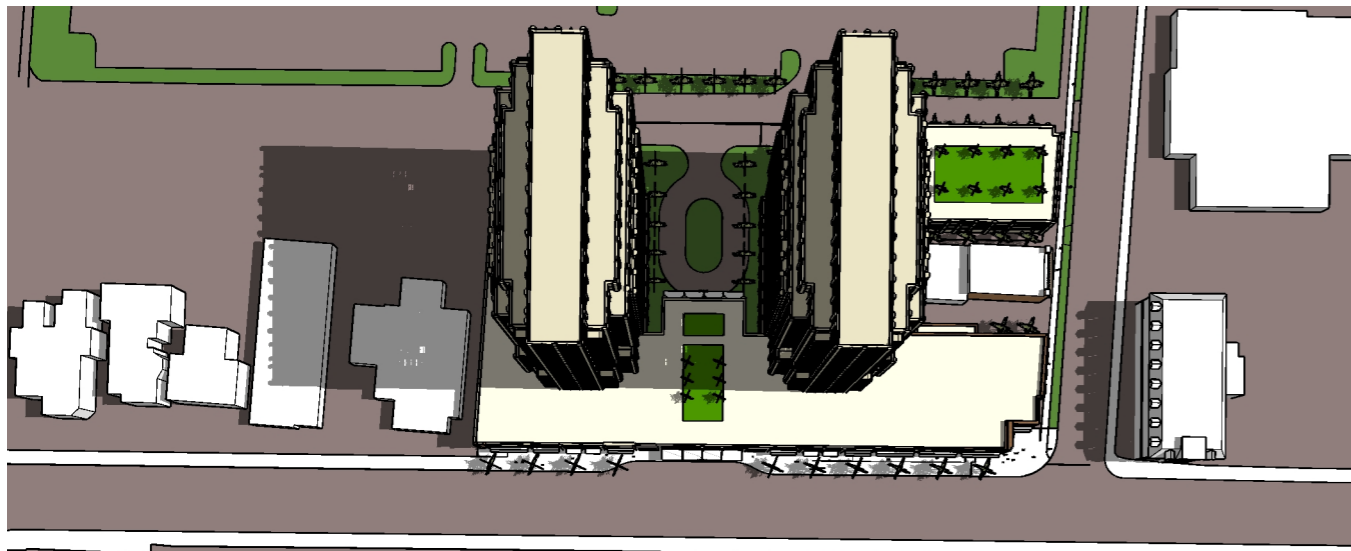
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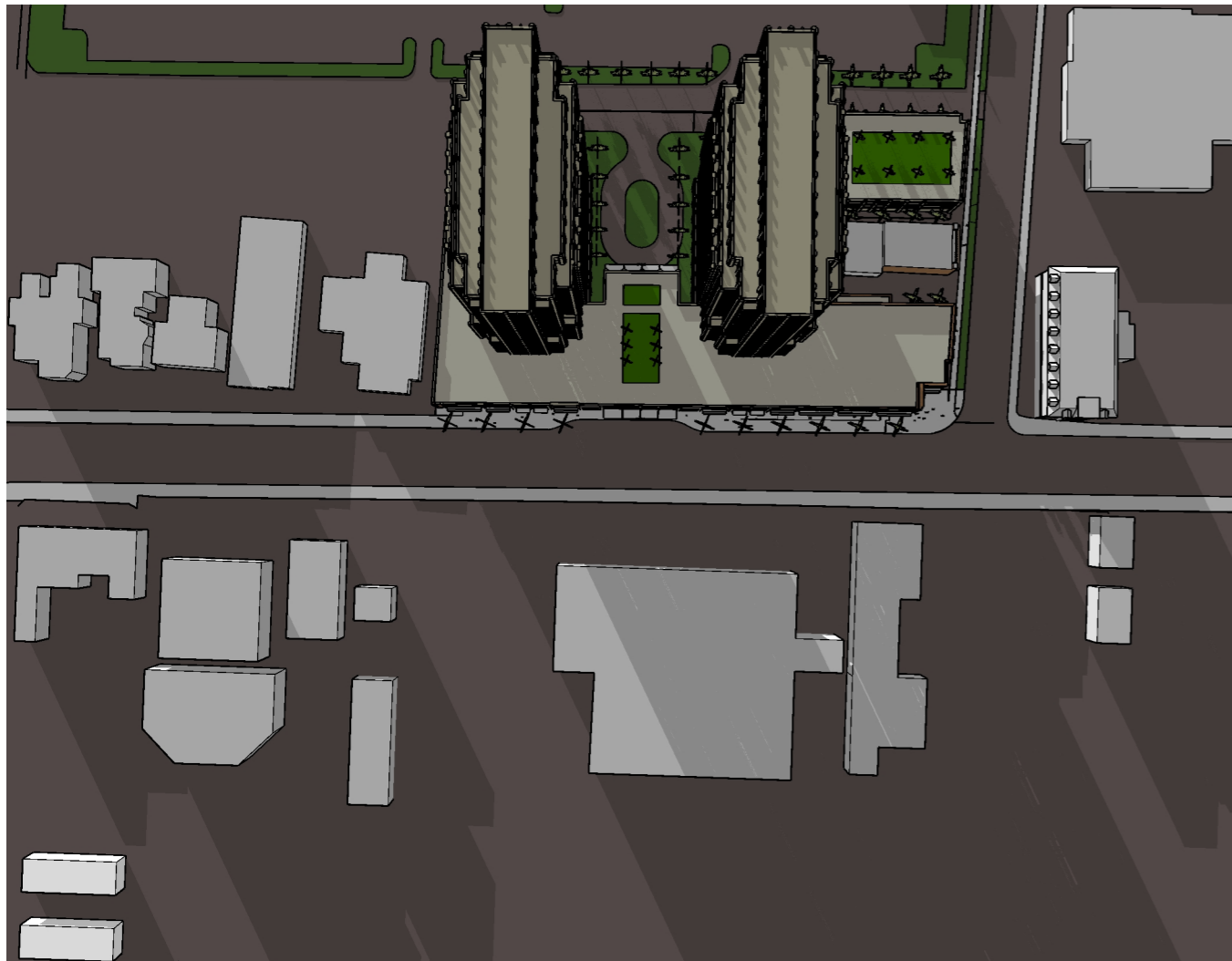


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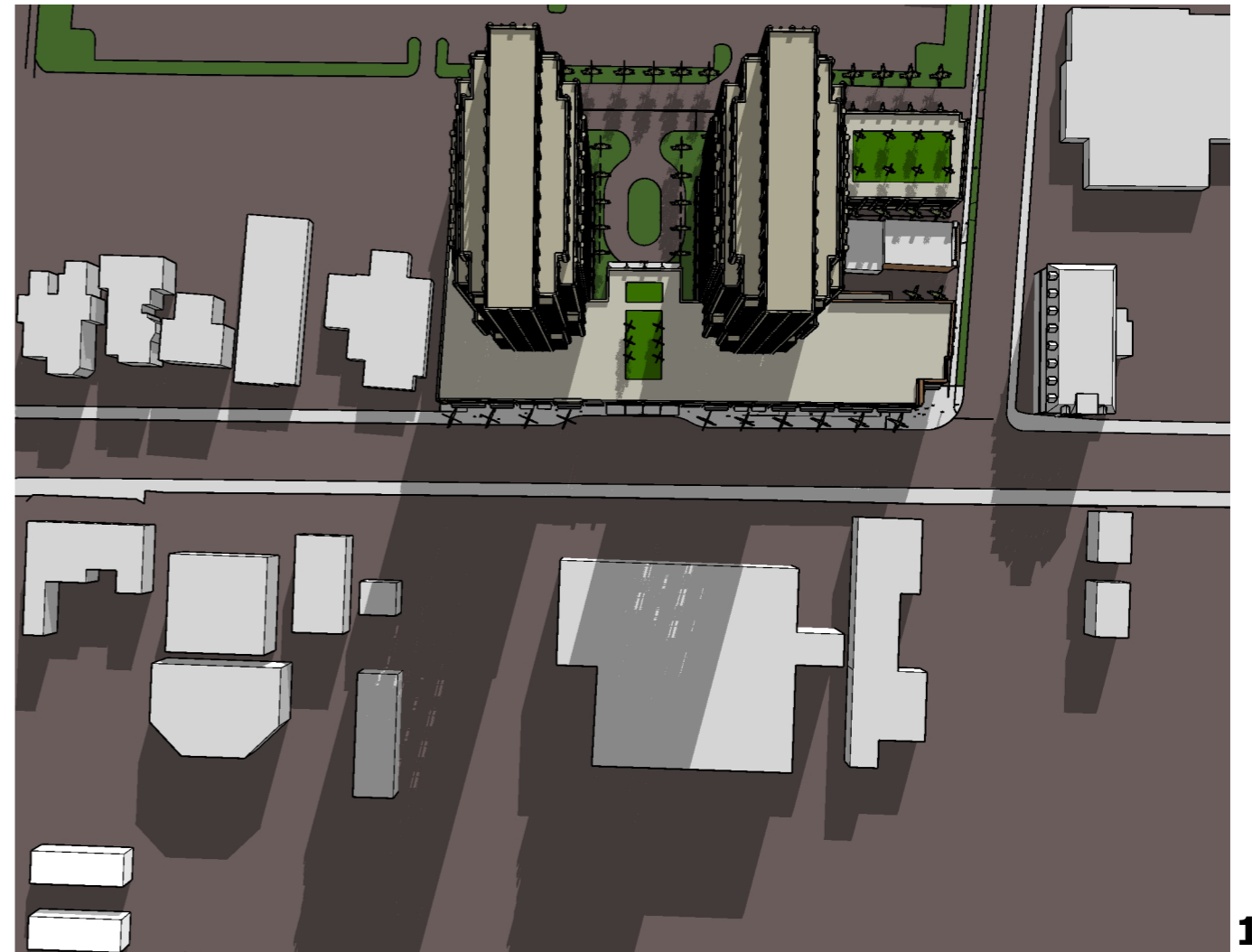


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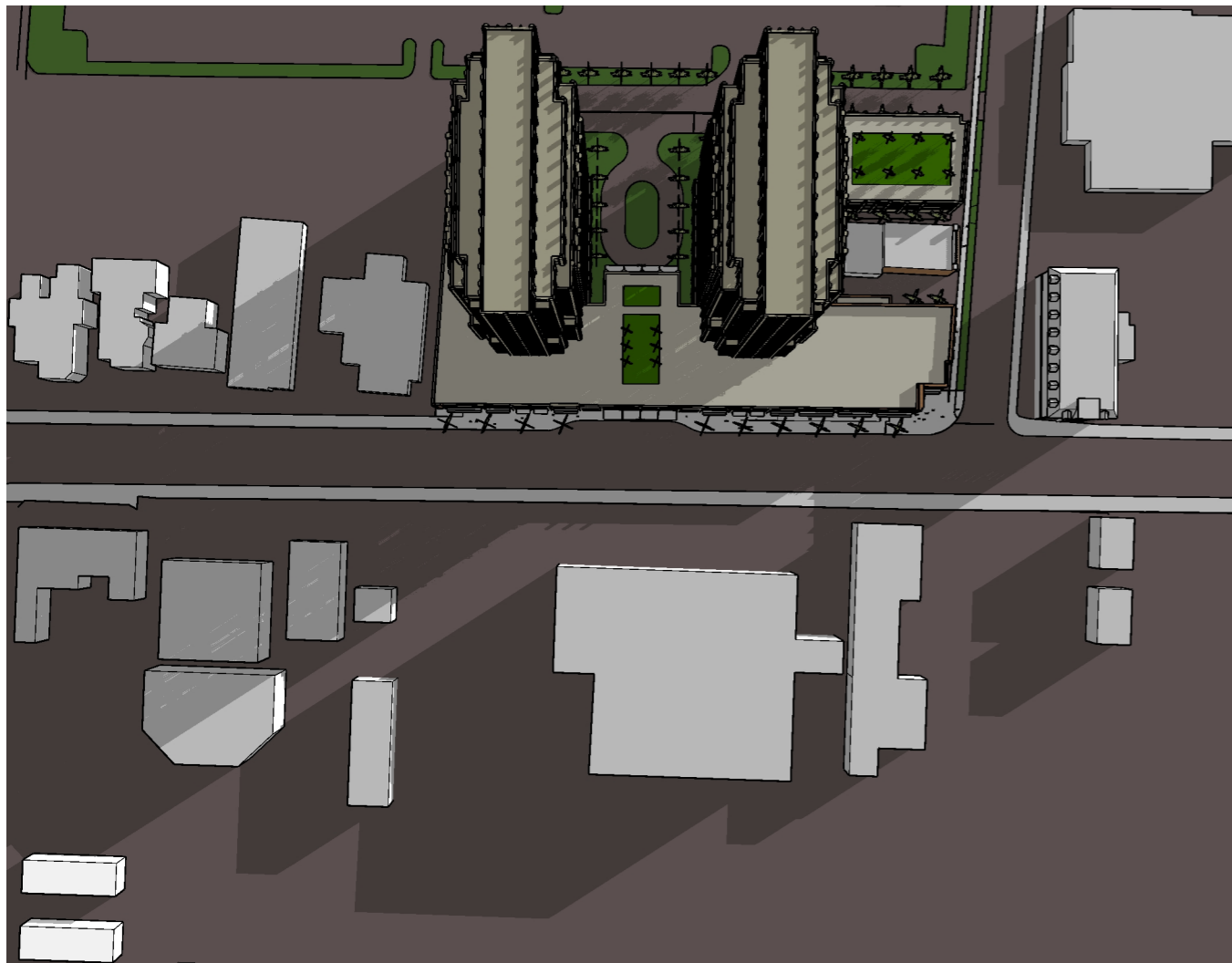
JUNE 21



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DECEMBER 21

SOURCES

Cover, View of former London East Town Hall with tower in 1897, courtesy M. Baker, Museum London;

City of London Fire Insurance Plans 1892 (revised 1907), 1912 (revised 1915) and 1912 (revised 1922), University of Western Ontario Libraries Map and Data Centre;

Aerial Photos, 1922, 1942 and 1955, University of Western Ontario Libraries Map and Data Centre;

Inventory of Heritage Resources 2006, City of London; and

Figure 3, Front Elevation - Architectural Drawings. Victorian Architecture in London and Southwestern Ontario, Symbols of Aspiration. Nancy Z. Tausky and Lynne D. DiStefano, photographs by Ian MacEacher. University of Toronto Press, Toronto, Buffalo, London;

Figure 3, Rectory Street façade Fire Station, History of Aeolian Hall, www.aeolianhall.ca

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