

Heritage Impact Statement

147 Wellington Street

JAM PROPERTIES INC.



April 2018

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SECTION 1 - INTRODUCTION

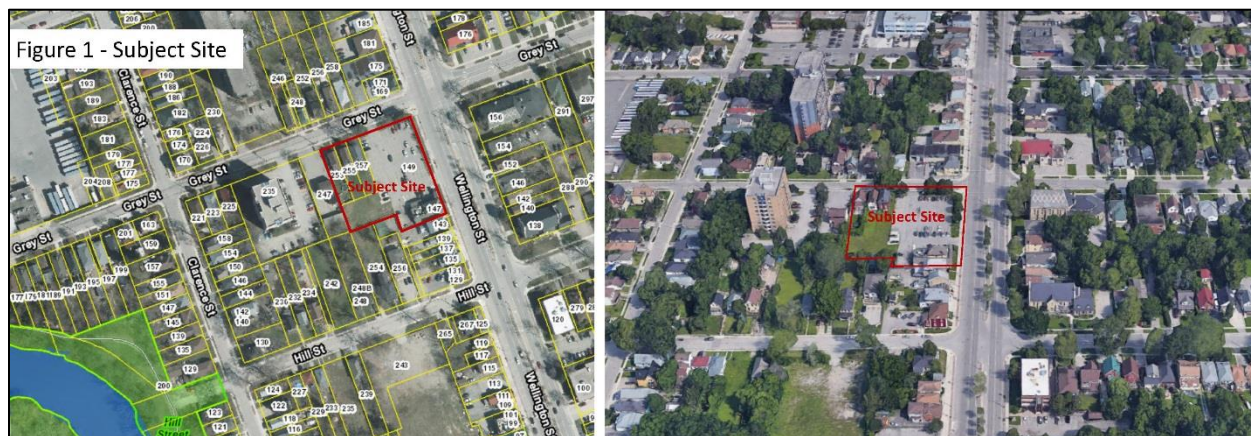
On behalf of JAM PROPERTIES INC., Zelinka Priamo Ltd., has applied for a Zoning By-law Amendment to permit a proposed high-rise apartment development on lands located at 147 Wellington Street and 253-257 Grey Street.

Although the current policy regime does not require that a Heritage Impact Statement be prepared one has been provided to have regard for the heritage policies in the London Plan. On this basis, the report will determine if any cultural heritage resources are impacted by the proposed high-rise apartment development.

SECTION 2 – SITE DETAILS

2.1 The Subject Lands

The subject lands are located at the southwesterly corner of Grey Street and Wellington Street (Figure 1). The subject lands are comprised of four parcels of land known municipally as 149, 147 Wellington Road, and 253-257 Grey Street, and have a combined area of approximately 0.44ha (1.09ac), a frontage of approximately 72.2m (236.8 ft) on Wellington Road, and 66.9m (219.4 ft) on Grey Street. A 6.0x6.0m daylight triangle is required at the corner of Wellington Street and Grey Street as well as a road widening dedication of 24.0m from centre line along Wellington Street. In the future Grey Street is intended to be converted to two way traffic.



Wellington Street is classified as an Arterial Road and Grey Street is classified as a Secondary Collector Road according to the City of London Schedule C - Transportation Corridors.

The subject lands contain flat lands. A restaurant and three single detached homes are located on the subject lands, as well as associated parking and open space. The subject lands are considered a community gateway to downtown London, given their location in close proximity to the downtown boundary located at the CN Railway Line.

2.2 Site History

Fire insurance plans show past uses on the subject lands were mainly residential dwellings with the exception of a grocery store at the corner of Wellington and Grey Streets (Appendix 1).

Today, the subject lands consist of a restaurant and three single-detached homes, as well as associated parking and open space.

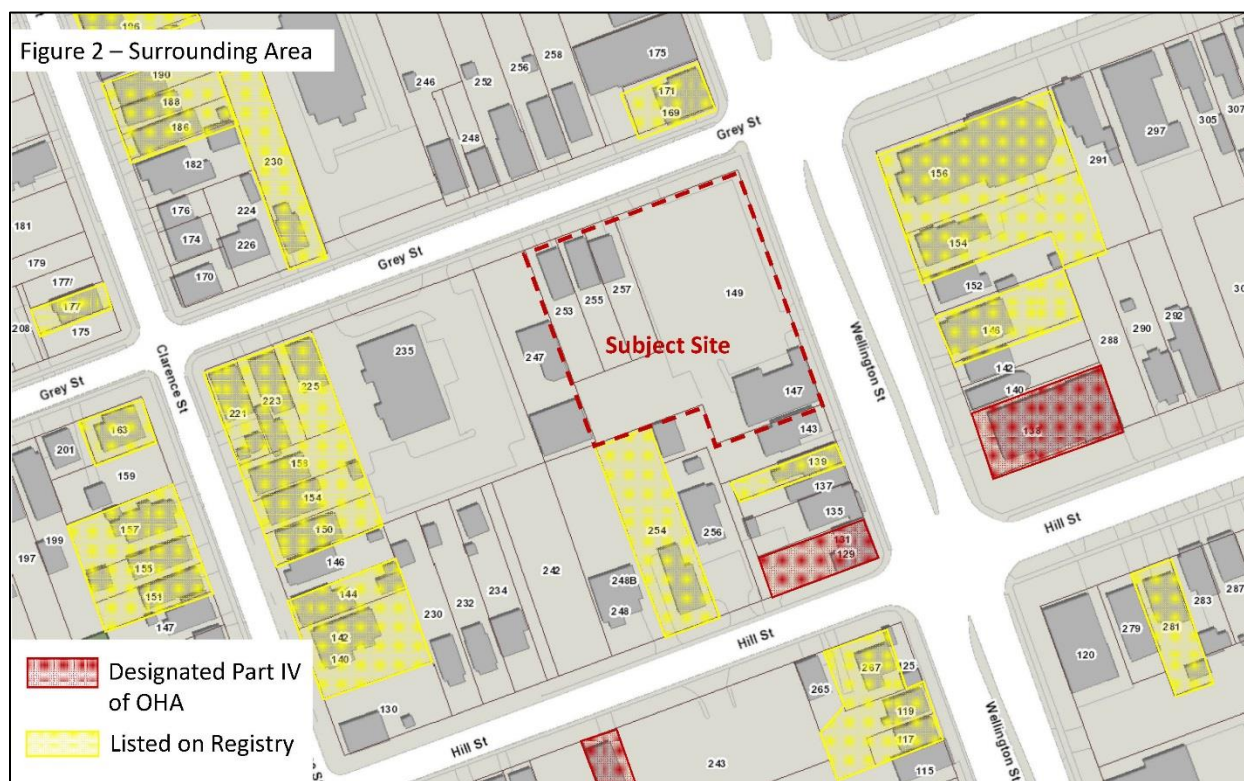
None of the properties that make up the subject site are designated under the Ontario Heritage Act nor are listed on the Registry.

The subject lands are located within the SoHo neighbourhood which has been identified as a potential Heritage Conservation District.

SECTION 3 – SURROUNDING AREA

The subject lands are in the vicinity of two properties designated under Part IV Ontario Heritage Act and five non-designated properties listed on the City of London's Inventory of Heritage Resources (Figure 2 and attached photo inventory).

Overall this neighbourhood was mainly residential dwellings with some commercial uses along Wellington Street which included grocery stores, bakeries, and a butcher. See Fire insurance plans in Appendix 1.



3.1 Properties designated under Part IV of the Ontario Heritage Act

131/129 Wellington Road, c.1873

The building locally known as the "Antiques Building" was built by Henry Winder, a prominent local merchant in this area of Wellington Street. The two-storey building shows elements of

Regency and Italianate style of architecture and is one of the oldest surviving wooden buildings in London. Some of the heritage attributes include:

- 28 centimetre wide flush board wood siding;
- Symmetrical layout with similar windows on all four sides of the building and a low-pitched hip roof;
- Wood quoins on the corners that are visible from the street;
- A decorated frieze under the eaves on all four sides;
- Segmental windows and door openings;
- A recessed front door case with geometric woodwork detail around the alcove;
- Woodwork in the bottom halves of the sidelights to echo the alcove detail; and
- A prominent front door which is accented by large distinctive transom.

138 Wellington Road, c.1862

The Christ's Church was built in 1862-63 and is the second oldest Anglican Church in London. It was designed by London architect William Robinson. It is an example of High Victorian Gothic architecture. Some of the exterior heritage attributes include:

- Hip-roof;
- Built from London white brick;
- Lancet windows
- Gable and buttresses on the front exterior façade;
- Double wooden doors, arched gothic transoms and wooden hood moulds;
- Decorative door surround comprised of three course of raised brick;
- Lancet windows fitted with matching wooden hood moulds and sills; and
- Central sill on the front façade.

3.2 Non-designated properties listed on the City of London's Inventory of Heritage (Registry)

Address	Year	Building Name	Architectural Style	Priority
171 Wellington Street	c. 1890	Cooper Investments	Queen Anne	2
156 Wellington Street	c. 1876	Wellington United Church	Gothic Revival	2
154 Wellington Street	c. 1875		Italianate	2
146 Wellington Street	c. 1879	Klo Reality Ltd.	Ontario Cottage	2
139 Wellington Street	c. 1868	Beckett Property	Georgian Revival	2
267 Hill Street	c. 1881	London Discount Co.	Ontario Cottage	1
254 Hill Street	c. 1868		Italianate	3
239 Hill Street	c. 1880	Farquhar Property	SHP Cottage	2
230 Grey Street	c. 1887		Italianate	3

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.”

4.3 The London Plan

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

SECTION 5 – PROPOSED DEVELOPMENT

The development proposes the demolition of the three existing single detached dwellings and the existing restaurant and the construction of a new, L-shaped, 18-storey residential apartment building on the northeast corner of the site. The building will be composed of a 5-storey podium stepping up to 18 storeys along Wellington Road, and a 4 storey podium stepping up to 17 storeys along Grey Street (see Figure 3). A total of 262 apartment units are proposed within the building at a residential density of 593 UPH.

A total of 200 parking spaces are proposed at grade and within a two level underground structure. The underground levels accommodate 164 spaces, while the ground level accommodates 36 spaces, which includes 31 visitor parking spaces and 5 accessible parking spaces. The ground level parking has a proposed green roof canopy to screen the views of some of the surface parking from the apartment building. Access to the site is proposed off Grey Street through a tunnel through the main floor of the proposed building. The ramp to the parking levels is located to the rear of the building, out of view from the public.

Amenity space in the form of a rooftop terrace and green roof is provided on the 9th floor of the building, as well as rooftop terraces on the 6th, 17th and 18th floors, with views of Wellington Street and Grey Street. Landscaping is proposed along the Wellington Street and Grey Street frontages, as well as along the interior property lines abutting neighbouring properties.



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. There are no protected heritage properties adjacent to the subject lands as per the PPS definition of “adjacent” and “protected heritage property”.

6.2 City of London Official Plan

The proposed Zoning By-Law Amendment is consistent with Section 13.2.3.1 of the City of London Official Plan. There are no lands that are contiguous, or that are directly opposite (separated only by a laneway or municipal road) that are protected under Parts IV, V or VI of the Ontario Heritage Act. As such, no further Heritage Assessments are required based on these policies.

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 shall be relied on.

Policy 565 requires new development and redevelopment to be designed to protect the heritage attributes of listed non-designated properties. As per the Provincial Policy Statement definition, a heritage attribute means the principal features or elements that contribute to a protected heritage property's cultural heritage value or interest (The full definition of heritage attributes can be found in Section 4.1 of this report).

In order to determine heritage attributes a property must be considered first for protection under section 29 of the Ontario Heritage Act. Listed properties are only candidates for protection and require further research and an assessment using a comprehensive evaluation that is consistent with Ontario Regulation 9/06.

Once an evaluation is completed, and the property warrants protection under section 29 of the Ontario Heritage Act, then a Statement of Cultural Heritage Value or Interest is prepared along with a description of the heritage attributes.

Policy 565 should not give non-designated listed properties the same treatment as designated properties under section 29 of the Ontario Heritage Act. Listed properties are candidates for protection and stating they have heritage attributes is speculative until an evaluation is completed using Ontario Regulation 9/06.

Policy 565 should be consistent with the definition of heritage attributes in the Provincial Policy Statement. The definition states only designated properties have heritage attributes. A heritage attribute is a principal feature or element that contributes to a protected heritage property designated under Parts IV, V, or VI of the Ontario Heritage Act (The full definition of heritage attributes and protected heritage property can be found in Section 4.1 of this report).

6.4 Ontario Heritage Tool Kit

As per the city of London Official Plan, there are no lands that are contiguous, or that are directly opposite (separated only by a laneway or municipal road) that are protected under Parts IV, V or VI of the Ontario Heritage Act.

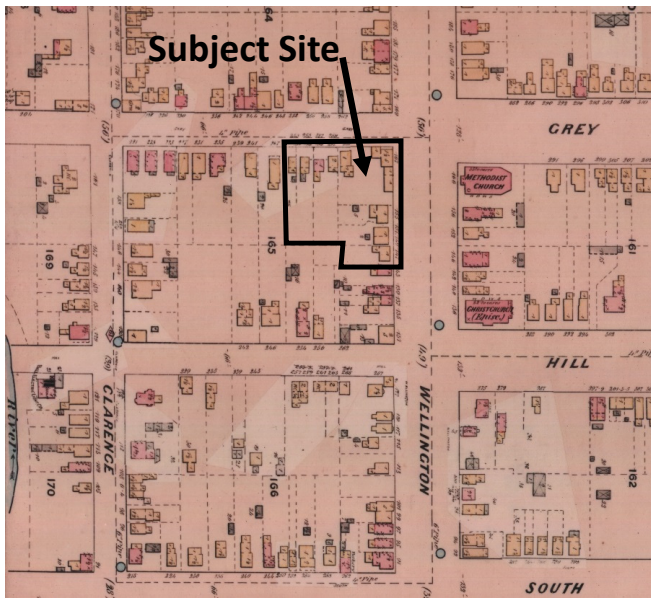
SECTION 7 – CONCLUSION

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

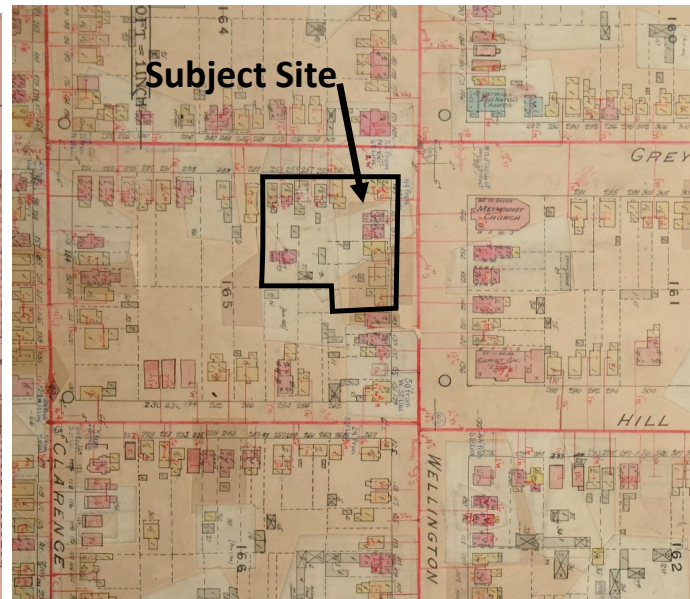
It is our opinion the cultural heritage resources within the vicinity of the subject lands will not be impacted by the proposed high-rise apartment development.

Appendix 1

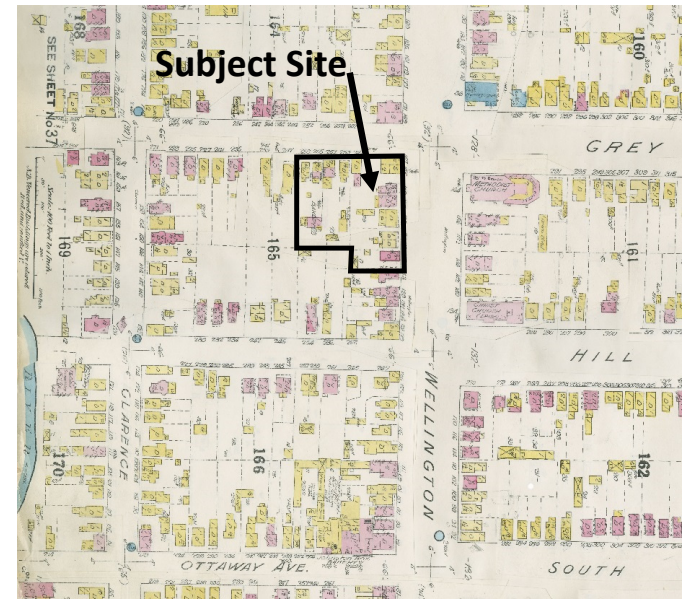
Fire Insurance Mapping



1881 Rev. 1888 Insurance Plan



1892 Rev. 1902 Insurance Plan



1912 Rev. 1922 Insurance Plan

Note: Boundaries of Subject Lands are Approximate

Air Photos



1922 Air Photo

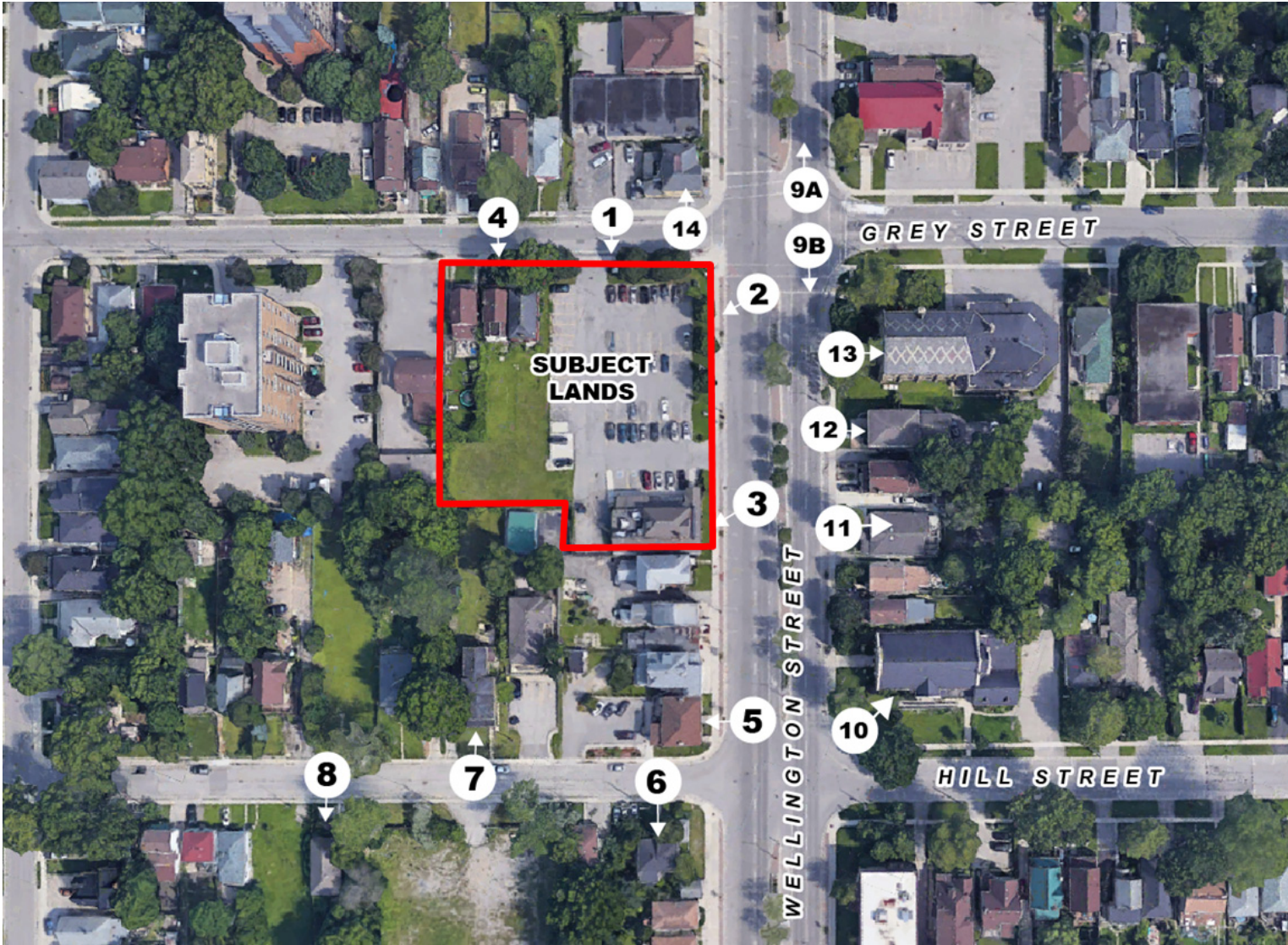


1950 Air Photo

Note: Boundaries of Subject Lands are Approximate

PHOTO INDEX MAP

Heritage Impact Statement
147 Wellington Street/253-257 Grey Street





1. Subject lands from Grey street, looking south



2. Subject lands from Wellington Street, looking southwest



3. Family Circle restaurant in the south portion of the subject lands. To be demolished.



4. Single detached homes on Grey Street in the east portion of the subject lands. To be demolished.



5. 129, 131 Wellington Street looking west



6. 267 Hill Street looking south



7. 254 Hill Street looking north



8. 239 Hill Street looking south



9A. Wellington Street corridor facing north



9B. Wellington Street corridor facing south



10. 138 Wellington Street looking east



11. 146 Wellington Street looking east

Appendix A - Photo Inventory



12. 152 Wellington Street looking east



13. Adjacent place of worship use to the east of Wellington Street

Appendix A - Photo Inventory



14. Adjacent commercial use to the north of the subject lands

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SK-00	Coversheet	SK-21	Elevation
SK-01	Rendering	SK-22	Elevation
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SK-14	Level 6-8	SK-41	Sun Study - Equinox
SK-15	Floor Plan 9-16	SK-42	Sun Study - Winter
SK-16	Floor Plan 17 and 18		
SK-20	Elevation		

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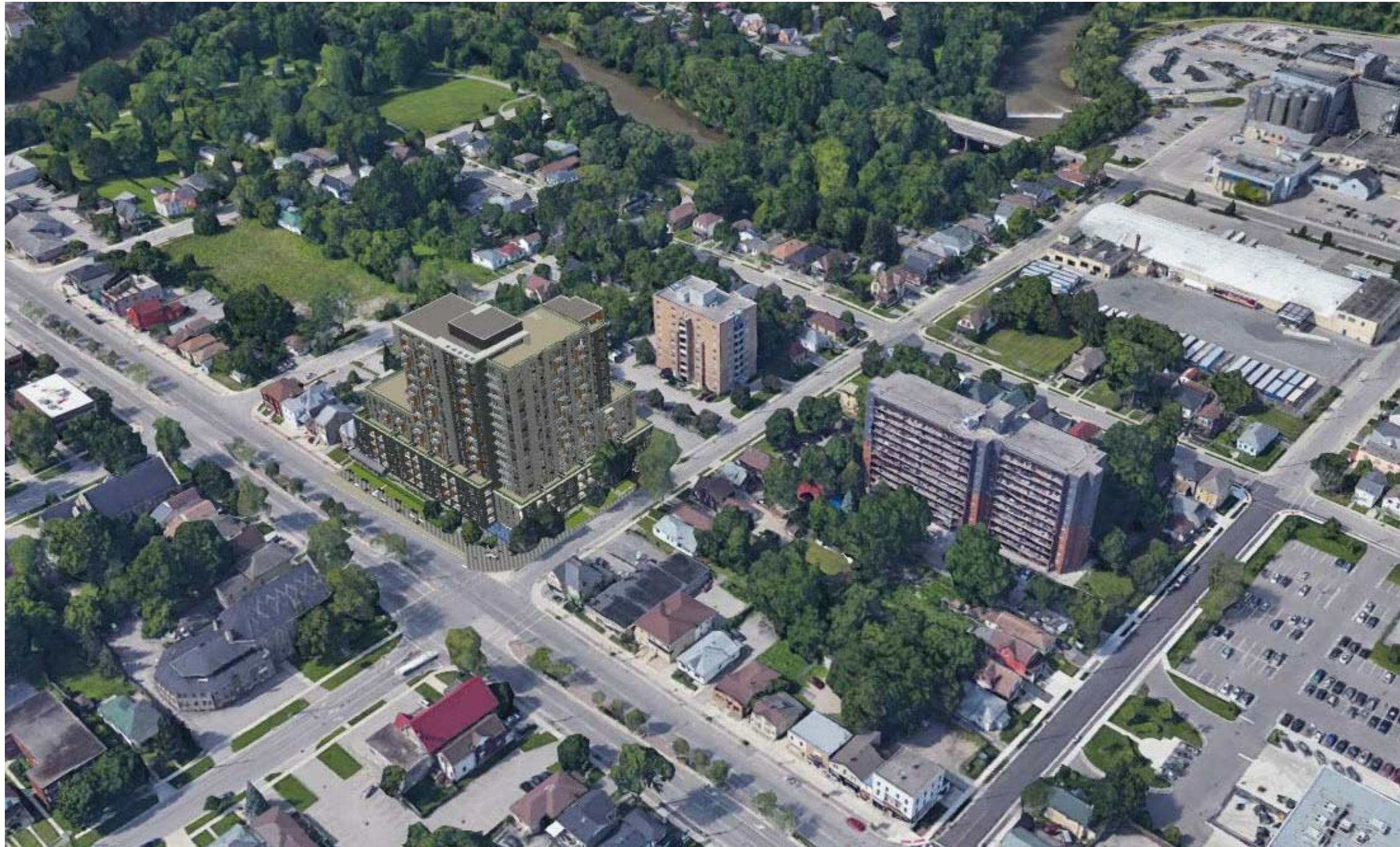
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Rendering

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AERIAL VIEW LOOKING WEST

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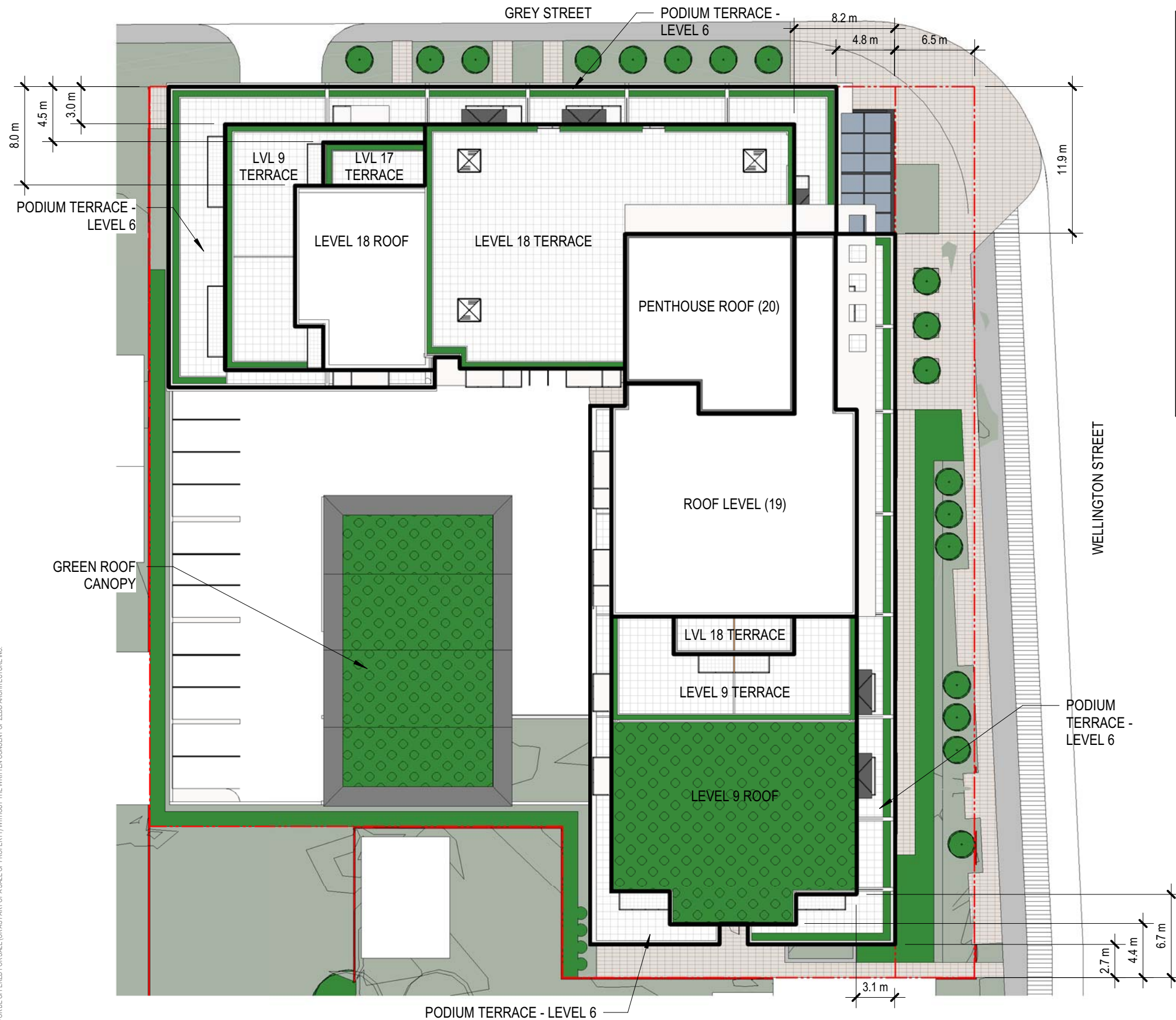
Geo Location

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	BACHELOR	1 BED	2 BED	3 BED	TOTAL:			
18TH:		4		1	5	18TH:	6,220 sf	(578 sq.m.)
17TH:	1	5	3	2	11	17TH:	12,830 sf	(1,192 sq.m.)
16TH:	1	5	5	1	12	16TH:	13,150 sf	(1,222 sq.m.)
15TH:	1	5	5	1	12	15TH:	13,150 sf	(1,222 sq.m.)
14TH:	1	5	5	1	12	14TH:	13,150 sf	(1,222 sq.m.)
13TH:	1	5	5	1	12	13TH:	13,150 sf	(1,222 sq.m.)
12TH:	1	5	5	1	12	12TH:	13,150 sf	(1,222 sq.m.)
11TH:	1	5	5	1	12	11TH:	13,150 sf	(1,222 sq.m.)
10TH:	1	5	5	1	12	10TH:	13,150 sf	(1,222 sq.m.)
9TH:	1	5	5	1	12	9TH:	13,150 sf	(1,222 sq.m.)
8TH:	1	13	3	1	18	8TH:	19,430 sf	(1,805 sq.m.)
7TH:	1	13	3	1	18	7TH:	19,430 sf	(1,805 sq.m.)
6TH:	1	15	3		19	6TH:	19,430 sf	(1,805 sq.m.)
5TH:	1	17	3		21	5TH:	21,840 sf	(2,029 sq.m.)
4TH:	1	17	2	2	22	4TH:	24,470 sf	(2,273 sq.m.)
3RD:	1	17	2	2	22	3RD:	24,470 sf	(2,273 sq.m.)
2ND:	1	17	2	2	22	2ND:	24,470 sf	(2,273 sq.m.)
1ST:		8			8	1ST:	14,670 sf	(1,363 sq.m.)
	16	166	61	19	262		292,460 sf	(27,172 sq.m.)

Parking Calculations

Total Below Ground for Residences	162 Spaces	
Total Above Ground for Residences	5 Spaces	
Total Spaces for Visitors	26 Spaces	(1 per 10 units) 26 Required
Total Accessible Parking	7 Spaces	(1 + 3% of parking) 7 Required
Total Overall	200 Spaces	(Area 2 = 1 per unit) 262 Req.
Total Bike Storage	1,660 SF (154 sq.m.)	(0.75 per unit) 197 Req.
Total Gross Area for Parking	74,900 SF (6,958 sq.m.)	

Site Stats

Building Height:	204' (62.2 m) [18 Storeys]
Building Footprint:	14,670sf (1,363 sq.m.)
Lot Area:	47,584sf (4,421 sq.m.)
Lot Coverage:	31%
Landscape Open Space:	17% (8,150 SF [757 sq.m.]

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Parking Sublevel 1

Parking Sublevel 2

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Level 2-4 (22 Units ea.)



Level 5 (21 Units)

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Level 6 (19 Units)



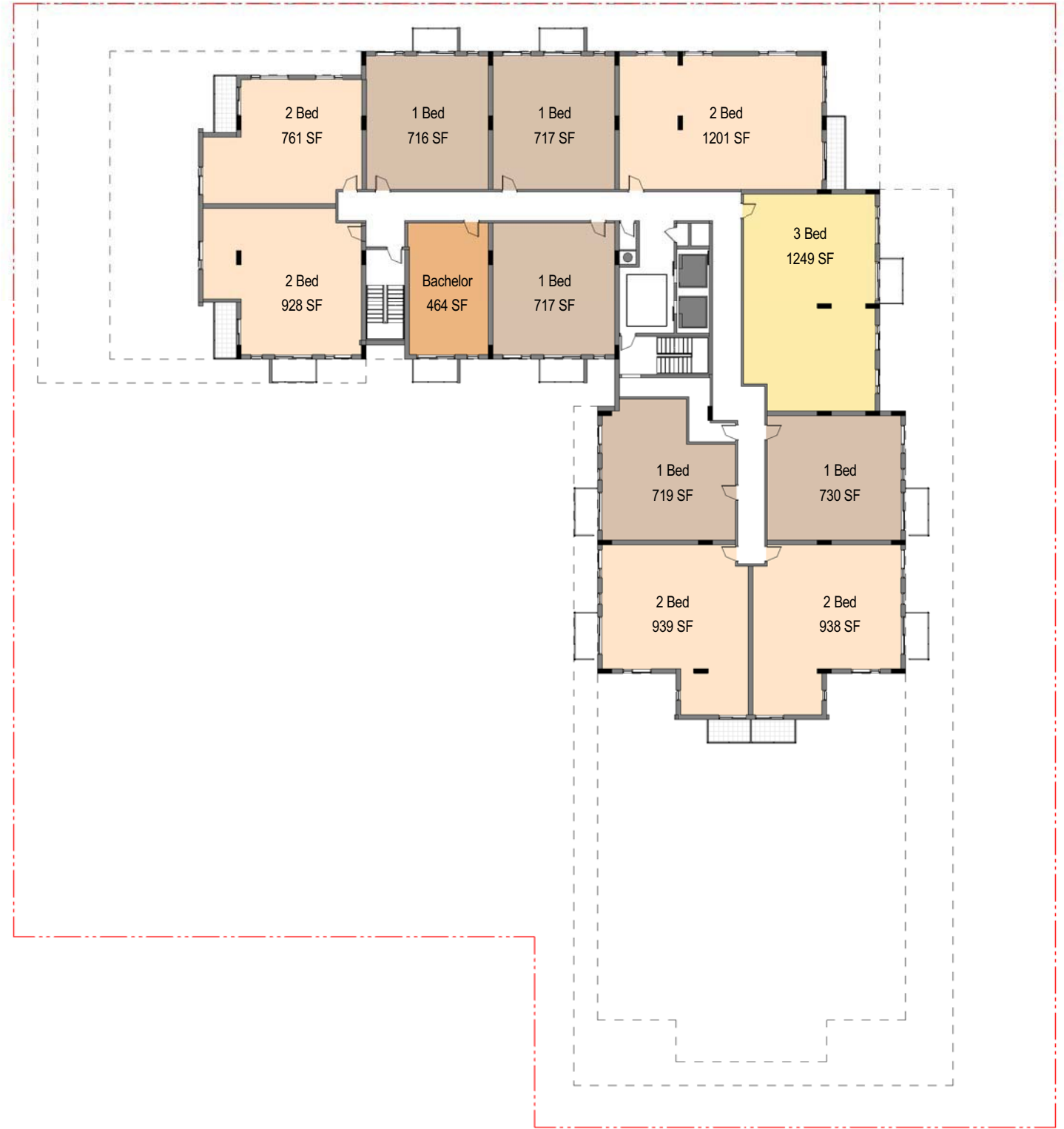
Level 7-8 (18 Units)



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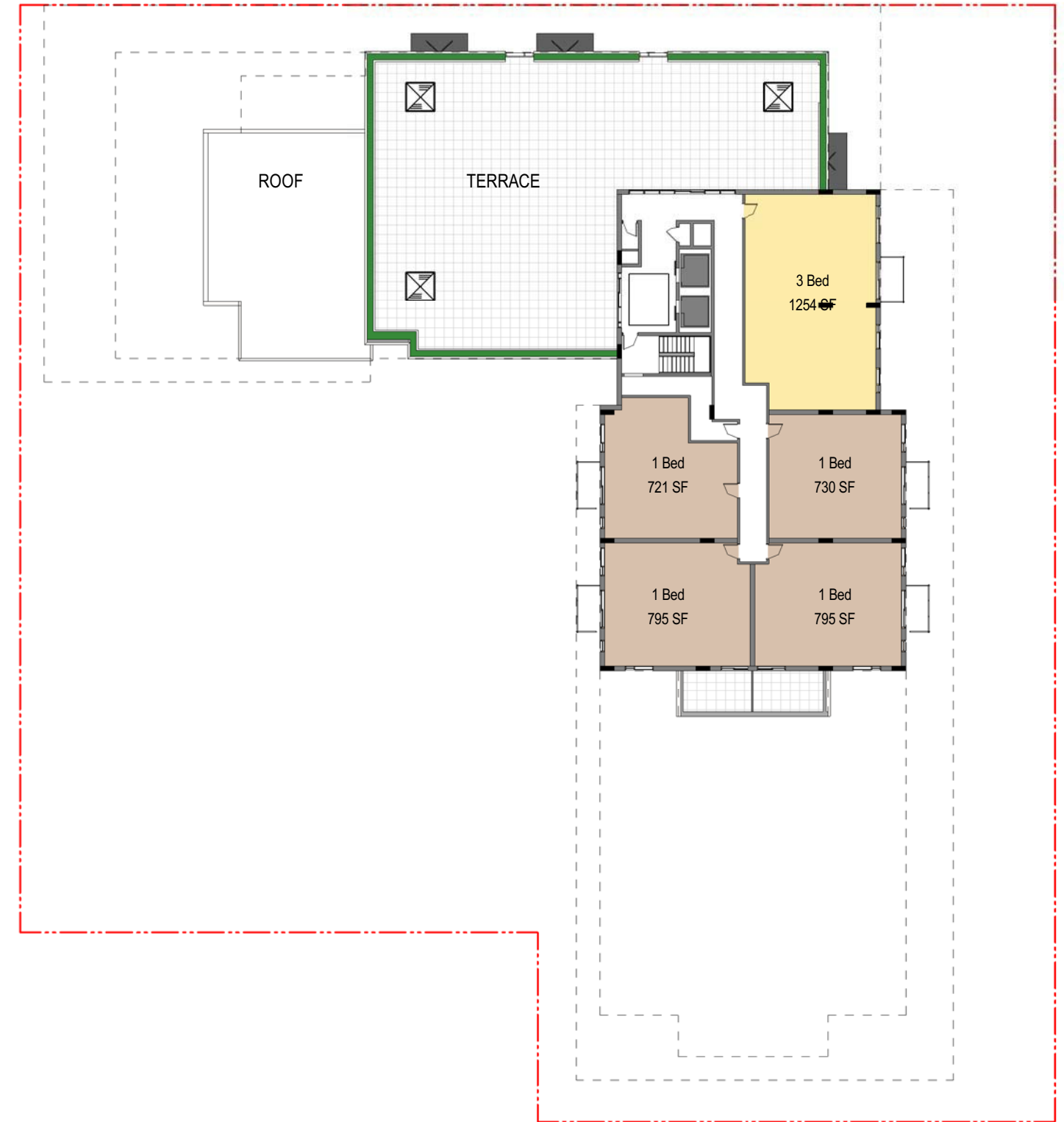


Level 9 (12 Units)

Level 10-16 (12 Units)



Level 17 (11 Units)



Level 18 (5 Units)

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CORNER OF WELLINGTON AND GREY STREET

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Corner Perspective

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WELLINGTON STREET LOOKING NORTH

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Wellington Perspective

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GREY STREET LOOKING SOUTH

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Grey Perspective

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MAIN ENTRANCE DESIGN

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Entrance Details

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SOURCES

City of London Fire Insurance Plans 1881 (revised 1888), 1892 (revised 1902) and 1912 (revised 1922), University of Western Ontario Libraries Map and Data Centre;

Aerial Photos, 1922 and 1950, University of Western Ontario Libraries Map and Data Centre;

Inventory of Heritage Resources 2006, City of London; and

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