

HERITAGE IMPACT STATEMENT

for

745 and 747 WATERLOO STREET



JUNE 14, 2018

BRUOCK
DEVELOPMENT GROUP

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1.0 INTRODUCTION

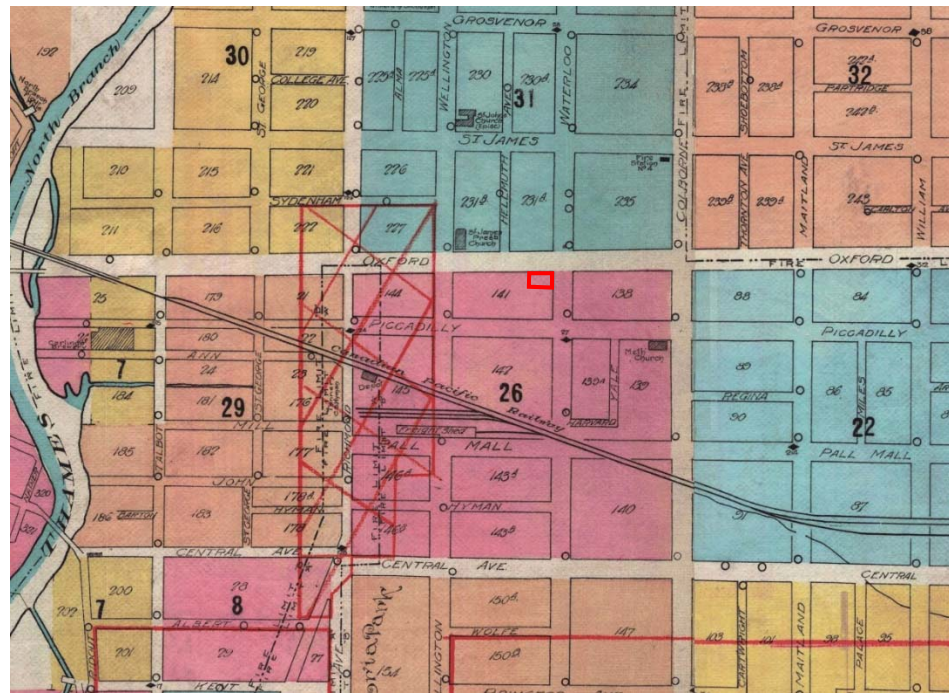
A Zoning By-law Amendment application has been submitted to the City of London to amend the Zoning By-law in support of expanding the range of uses permitted on 745 and 747 Waterloo Street. As part of the complete application, a Heritage Impact Statement is required as the subject lands are listed on the City of London's Heritage Building Inventory and is opposite a Heritage Conservation District designated under Part V of the Ontario Heritage Act.

2.0 SITE DETAILS

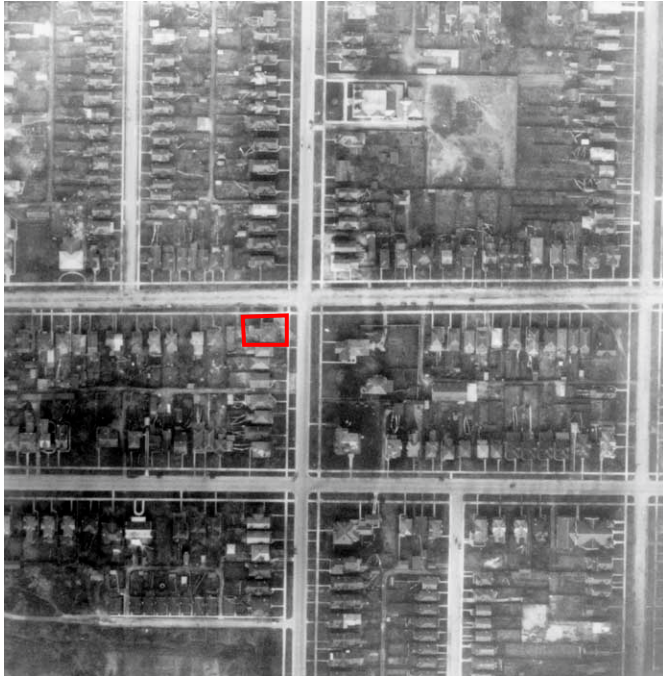
2.1 THE SUBJECT LANDS

The subject lands are comprised of two separate parcels located at the southwest corner of Waterloo Street and Oxford Street East, known municipally as 745-747 Waterloo Street (Figure 1). The subject lands are located within the Piccadilly area which did not experience strong growth until around 1865.

Figure 1 – Subject Property



(1951 Fire Insurance Map)



(1922 Air Photo)

The parcel at 747 contains a two-storey, yellow brick building that is identified on the City's heritage Inventory as being a Priority 2 building for its High Victorian style (Figure 2).

This building was built in 1881 and has features that include yellow brick, single pane windows with shutters, original chimneys and arched windows with soldier coursing above.



This site is recognized as the "McKerlie Property" as a result of its ownership by London businessman John McKerlie who purchased Gammage Flowers in 1971 and relocated it to this property (Gammage Flowers was established in London in 1869). The site has also previously housed a local tavern.

Figure 2 – 747 Waterloo Street



Figure 3 – 745 Waterloo Street



The property at 745 Waterloo Street also contains a two-storey, yellow brick building although is identified as a Priority 3 building on the City's heritage inventory for its Italianate style (Figure 3).

The building was built in 1884 and includes features such as yellow brick, hip roof with large decorative brackets and a front bay window.

The existing buildings are a fixture along the Oxford and Waterloo Street frontages with their long established built forms and well-maintained gardens along the streetscape.

2.2 SURROUNDING NEIGHBOURHOOD

Opposite the subject lands to the north, beyond Oxford Street, is the Bishop Hellmuth Heritage Conservation District. The area was designated under Part V of the Ontario Heritage Act primarily for the quality and consistency of the houses in the area built between 1895 and 1910 in the Queen Anne Revival style.

The district itself was named for Bishop Isaac Hellmuth, one of the most influential early citizens within the City of London and the founder of the Hellmuth Boy's College in 1865.

The significant historical features of the district are as follows:

- The historical association of the district with Bishop Isaac Hellmuth;

- The Queen Anne Revival Style architecture during the period of 1895-1910;
- The architectural focal points of the Anglican Church of St John the Evangelist on St James Street and the New St James Presbyterian Church on Oxford Street, built in 1887 and 1899, respectively;
- The wide, tree-lined streets and residential gardens in the district;
- The authenticity of the historical character of the district and the excellent condition of the houses which has been maintained over the past 100 years; and
- The community pride within the district and the eagerness to conserve the heritage features within the area.

3.0 POLICY REVIEW

3.1 PROVINCIAL POLICY STATEMENT 2014 (PPS)

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

The relevant policies in the 2014 PPS pertinent to the proposed application are as follows:

- “Significant building heritage resources and significant cultural heritage landscape shall be conserved” (Section 2.6.1); and
- “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).

3.2 THE LONDON PLAN

There are several heritage policies in the London Plan with respect to development and redevelopment of lands that are adjacent to Part IV, V and VI protected heritage resources, as well as lands that are listed on the City’s Registry of Heritage Resources; however, these policies are currently under appeal before the Ontario Municipal Board. As such, the policies within the 1989 City of London Official Plan are applicable.

3.3 THE 1989 CITY OF LONDON OFFICIAL PLAN

Section 13 of the Official Plan provides policy direction with respect to the cultural heritage value of properties within the City. As the subject lands are adjacent to a protected heritage property, regard must be had for the following policy:

- “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” (Section 13.2.3.1).

3.4 ONTARIO HERITAGE TOOL KIT

The Ministry of Tourism, Culture and Sport has developed an Ontario Heritage Tool Kit which is a series of guides to assist in understanding the heritage conservation process in Ontario. In particular, “Heritage Resources in the Land Use Planning Process” provides a list of possible negative impacts on a cultural resource resulting from proposed development or site alteration. These include, but are not limited to:

- Destruction of any, or part of any, significant heritage attributes or features;
- Alteration that is not sympathetic or is incompatible, with the historic fabric and appearance;
- Shadows created that alter the appearance of a heritage attribute or change the viability of a natural feature or plantings, such as a garden;
- Isolation of a heritage attribute from its surrounding environment, context or a significant relationship;
- Direct or indirect obstruction of significant views or vistas within, from, or of built and natural features;
- A change in land use such as rezoning of a battlefield from open space to residential use, allowing new development or site alteration to fill in the formerly open spaces; and
- Land disturbances such as a change in grade that alters soils, and drainage patterns that adversely affect an archaeological resource.

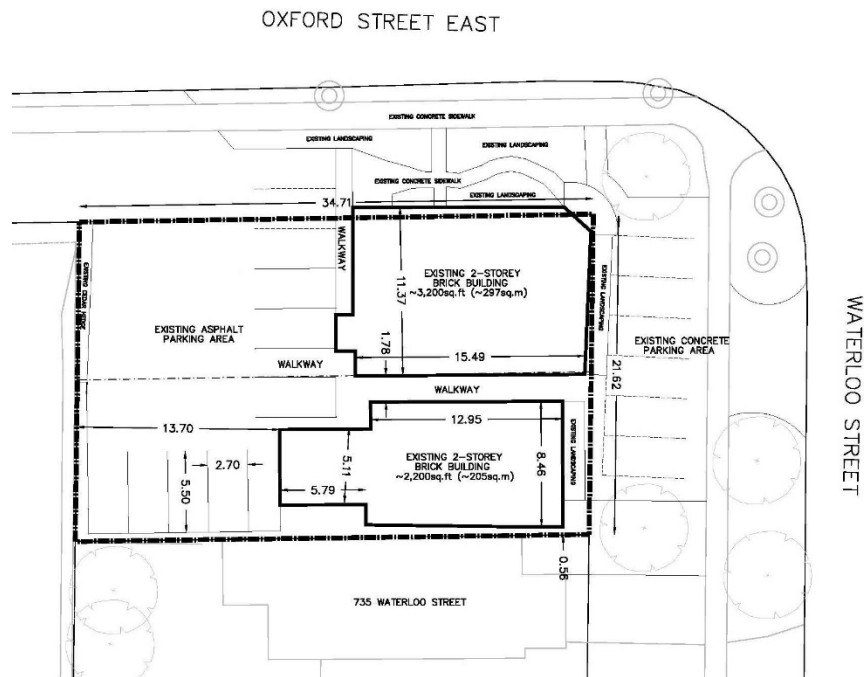
4.0 THE PROPOSAL

The proposed development of the subject lands consists of the conversion of the existing dwellings for medical/dental office uses and clinics, in addition to the uses already permitted under the current zoning (Figure 4). No changes to the exterior of the buildings or the site are proposed, with renovation works required only to the interior of the buildings to be brought into compliance with the Ontario Building Code for medical offices and clinics.

In particular, the main entrance to 747 Waterloo Street will be preserved to maintain the active streetscape between the building and the intersection.

The existing boulevard and rear yard parking configurations are also proposed to be maintained in their current arrangements as they have operated as such for many years with no issues.

Figure 4 – Existing Site Plan



5.0 ANALYSIS AND MITIGATION

5.1 PROVINCIAL POLICY STATEMENT 2014 (PPS)

The proposed development is consistent with the policies of the PPS as no changes to the existing buildings are proposed and the heritage attributes of the adjacent heritage conservation district will be maintained.

5.2 CITY OF LONDON OFFICIAL PLAN

The conversion of the existing buildings for medical/dental and clinic uses will be sensitive to the adjacent heritage district and will not have any negative impacts on its heritage attributes as there are no changes to the scale, massing or form of the existing buildings.

5.3 ONTARIO HERITAGE TOOL KIT

With respect to the potential issues identified in relation to the redevelopment and site alteration of lands adjacent to a heritage district, the retention of the existing dwellings in their current form will ensure the following:

- There will be no destruction of any significant heritage attributes or features;
- There will be no alteration that would be incompatible with the historic fabric;
- There will be no change in the existing shadows from the subject lands on to lands within the heritage district;
- The heritage attributes of the district will not be isolated from their surrounding environment;
- No changes will occur on the views of the district's heritage features;
- The proposed land use is of a similar intensity use as the existing retail use. Also, Oxford Street has many converted office uses within existing buildings with no impacts on the heritage district; and
- No land or soil disturbances will occur.

6.0 CONCLUSIONS

The proposed Zoning By-law Amendment is consistent with the PPS, the City of London Official Plan and the Ontario Heritage Tool Kit. The proposed zoning by-law amendment application to allow medical/dental and office uses on the subject lands and within the existing building will conserve the heritage features of the existing built form and the significant heritage resources within the adjacent heritage district.