

# HERITAGE IMPACT REVIEW

.... on behalf of ..... **Peter and Janice Denomme**

.... in support of an **Official Plan Amendment and Rezoning to permit RESIDENTIAL APARTMENT, OFFICE and NEIGHBOURHOOD FACILITY USES in the EXISTING BUILDING.**

.... at **470 Colborne Street** in the City of London.

June 2018



## **HERITAGE IMPACT REVIEW - 470 Colborne Street**

### **INTRODUCTION and CONTEXT**

This Heritage Impact Review (HIR) is part of the application submission requirements for an Official Plan Amendment and Zoning Bylaw Amendment by Peter and Janice Denomme who own the subject lands at 470 Colborne Street. The applications are to broaden the permitted uses from COMMERCIAL RECREATION to RESIDENTIAL APARTMENTS, OFFICES AND selected NEIGHBOURHOOD FACILITIES within the existing building. The Conceptual |Site plan is attached. This is the Denomme Proposal.

The need for the HIR arises from the subject lands being within the Woodfield Heritage District.

The normal requirement is to prepare a Heritage Impact Assessment, but since the existing building is not to be demolished or altered in any major way, the HIR is to suffice. The City Planning Staff set out the requirements in the following:

*I just spoke with Laverne and indicated that what the HAI requirements would be. In this instance, it would be identifying the relevant policies of the West Woodfield HCD Plan (building contribution, streetscape policies, etc, i.e. , any of the HCD Policies that would be relevant to this property, and describing both those policies, and how 407 Colborne related those policies. This would establish his "context" to evaluate any impacts. If the impacts are intended to be internal, with the possible removal of the front yard parking, there would be no impacts to the building as a result of the ZBA, and a possible positive impact to the streetscape as a result of the removal of the front yard parking as in fact being more consistent with the prevailing streetscape.*

*I indicated that we would anticipate that this would be a short report, and could be appended as a stand-alone appendix to the PJR that he would be submitting with the application. I indicated that as a Planner, he could make this assessment based on his review and analysis of the relevant policies of the West Woodfield HCD Plan.*

*Gregg Barrett, AICP  
Manager, Long Range Planning and Research  
Planning Services  
City of London*

### **WEST WOODFIELD HERITAGE CONSERVATION DISTRICT PLAN – 2008.**

The subject 470 Colborne Street property is within the WEST WOODFIELD HERITAGE CONSERVATION DISTRICT PLAN – 2008. It is not a Part IV designated property. The Denomme

Proposal is intending to contribute to the implementation of the HCD Plan. The following is a review and compilation of the relevant policies with a RESPONSE of the Denomme Proposal.

**Section 3.1 sets out GOALS AND OBJECTIVES**

Goal: Recognize, protect, enhance and appreciate West Woodfield’s cultural heritage resources, including buildings, landscapes and historical connections, and value their contribution to the community by ..... Encouraging the retention, conservation and adaptation of the District’s heritage buildings and attributes, as described in the Study and Plan, rather than their demolition and replacement .....

Goal: Avoid the destruction and/or inappropriate alteration of the existing building stock, materials and details by ..... • Strongly discouraging the demolition of heritage buildings and the removal or alteration of distinctive architectural details; • Encouraging individual building owners to understand the broader context of heritage preservation, and recognize that buildings should outlive their individual owners and each owner or tenant should consider themselves stewards of the building for future owners and users.....

Goal: Maintain and enhance the visual, contextual and pedestrian oriented character of West Woodfield’s streetscape and public realm by ..... • Recognizing that the area’s heritage includes streets, parks, trees, open spaces, monuments, street furniture, signs and all manner of items that contribute to the visual experience of a community, whether public or privately owned; • Maintaining existing street trees, vegetation and boulevards and develop replacement programs where necessary to ensure tree canopy retention over time ....

Goal: Maintain the low-density residential character of the West Woodfield Heritage Conservation District as the predominant land use, while recognizing that certain areas of the District already have or are intended for a wider range of uses by ..... • Ensuring that appropriate Official Plan policies, designations and zoning regulations are in effect that support the residential community; • Establishing policies that will consider and mitigate the potential impacts of non-residential or higher intensity residential uses on the heritage character of low-density residential areas .....

**RESPONSE:** The Denomme Proposal intends to contribute to the achievement of the above GOALS. The existing building is proposed to be preserved and re-purposed with new uses. It is expected that rejuvenated economic life to the building will enable improvements in-keeping with Heritage objectives and guidelines.

**Section 4.0 sets out DISTRICT POLICIES** which are to be considered by City staff, Council and property owners, when reviewing proposals and making decisions regarding changes in the District and to properties.

Section 4.1 sets out policies on the DEVELOPMENT PATTERN which is described as .... primarily as a single family residential area. Setbacks of original heritage buildings, particularly in the residential area, are relatively uniform at the individual street level, as are building height and scale. To maintain the general consistency of the land uses and development pattern in the District, (a) Maintain the residential amenity and human scale by ensuring that the low density residential land use character remains dominant. (b) New land uses that are out of keeping with the general residential character of the District, or would have a negative impact on it, are discouraged. (c) Higher intensity uses or redevelopment opportunities shall be focused outside of the residential district and in areas designated for intensification. (d) Where new uses or intensification is proposed, adaptive reuse of the existing heritage building stock should be considered wherever feasible.....

Section 4.2 sets out policies on HERITAGE BUILDINGS recognizing that a large proportion of buildings have been designated under Part IV of the Ontario Heritage Act or listed in the City of London's Inventory of Heritage Resources. It is further stated that there are also a number of properties that are neither listed nor designated yet retain their heritage value and architectural significance. All of these properties were assessed and identified in Phase 1 of this study with A, B or C ratings. The assessment also ranked some buildings as 'D'. These buildings have lost or irreversibly altered their original heritage features and/or lack architectural character within their new or old design. See Figure 3 for the assessment of each property within the West Woodfield Heritage Conservation District.

Despite a building's architectural rating, all buildings contained within the heritage district are protected and governed by the policies and guidelines of this plan. The policies and guidelines for the properties ranked as 'D' are concerned primarily with maintaining compatibility within the neighbourhood and the visual nature and streetscape of the community.

Section 4.2.1 sets out policies on Alterations & Additions and states that it is important that additions and alterations do not detract from the overall heritage character of the neighbourhood and that they do not result in the loss of key heritage attributes. (a) Minor exterior alterations and additions to buildings shall be permitted provided such alterations are not within any front or exterior side yard. (b) Structural alterations to the exterior of buildings visible from the street are not permitted in the event of residential conversions. Any exterior stairs or fire escapes are to be enclosed and kept away from the front or street facing façade of the structure. (c) Additions shall be subordinate to the original structure to allow the original heritage features and built form to take visual precedence on the street.

Design guidelines provided in Section 8 of this Plan will also be used to review and evaluate applications for additions and alterations to ensure that the proposed changes are compatible with the existing building and do not result in the irreversible loss of heritage attributes.

Section 4.2.2 sets out policies on Demolitions with the goal of a heritage conservation district is to preserve and protect the heritage resources within the short term and over the long term. And points out that “(a) The demolition of heritage buildings in the District is strongly discouraged.”

Section 4.6 sets out policies on ADJACENT AREAS to PART IV DESIGNATIONS and points out that the Provincial Policy Statement provides the primary framework for heritage protection, stating that “Development and site alteration may be permitted on adjacent lands to protected heritage property 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”. a) A Heritage Impact Analysis, in accordance with the policies of the City of London may be required for any redevelopment proposals within or adjacent to the Heritage Conservation District. The City of London Official Plan identifies adjacent lands as those lands that are contiguous and lands that are directly opposite a protected heritage property, separated only by a laneway or municipal road.

**RESPONSE:** The Denomme Proposal has the ability to conform to the above District policies on account of the following:

1. The Denommes’ intend to own and operate the building into the foreseeable future and rent the space to the new uses. Since they are residents of Woodfield there is an accountability to maintain the property and its function in a neighbourhood compatible way.
2. The new permitted uses would be in the EXISTING BUILDING and new building is contemplated. No part of the existing building is proposed to be demolished.
3. The existing building is not designated under PART IV of the Heritage Act and not on the Heritage Inventory of the City in terms of having any “priority”.
4. The existing building is not adjacent to any identified heritage building.
5. The grounds of the site would remain essentially the same with rear yard parking, the southerly adjacent access driveway to it, and the front yard landscaping.
6. New uses may economically enable site improvements such as enhanced landscaping.
7. New uses may economically enable exterior building improvements regulated by a HERITAGE ALTERATION PERMIT. Section 5.9.1 points out that Heritage Alteration Permits ARE REQUIRED for the following types of work:
  - **Additions to any façade visible from the street** (front and exterior side);
  - New buildings constructed on vacant properties, as integrated redevelopment projects or to replace existing buildings for any reason;

- **Major alterations to or replacement of features** such as doors, windows, porches, decorative trim on the street-facing portion of a building, where the feature being altered or replaced will be of different style, materials or proportions than existing;
- **Commercial signage affixed to buildings.**

8. The removal of front yard parking is possible if the new uses materialize. The front yard parking area would be landscaped in accordance with the Heritage Design Guidelines of Section 9.0. The client states: *“It is imperative that I have assurances that we will not be asked to remove our parking at front of the building and it will not be an issue until there is a change of USE. With a 250+ capacity at the club our parking situation is already very tough.”*

Section 5.2.1 deals with the City’s Official Plan stating that the current Official Plan designations were determined to be appropriate to preserving the rich heritage stock within the area. The Woodfield Neighbourhood is also considered in the Official Plan under Special Residential Policy Areas (Section 3.5.4). This section applies an additional level of protection to the area by requiring development to be of appropriate character, scale and intensity as is compatible with the area. Office conversions within certain areas are to have little impact on the external residential character of the buildings and are required to have at least one residential unit.

**MUNICIPAL POLICY**

Section 5.2.1 deals with the Official Plan and it was determined to be appropriate to preserving the rich heritage stock within the area. The Woodfield Neighbourhood is also considered in the Official Plan under Special Residential Policy Areas (Section 3.5.4). This section applies an additional level of protection to the area by requiring development to be of appropriate character, scale and intensity as is compatible with the area. Office conversions within certain areas are to have little impact on the external residential character of the buildings **and are required to have at least one residential unit.**

**RESPONSE:** The Denomme Proposal includes the provision of at least residential unit. The Amendment to the Official Plan is required because of the uniqueness of the property comprising:

- a)** Private Club existing use and the existing Commercial Recreation Zoning whereas most of the Neighbourhood is zoned Residential R3-2.
- b)** The large additions built at the rear many years ago by previous owners that were club meeting rooms and banquet facilities.
- c)** The local owner-occupancy of the current owner being residents in the Neighbourhood.

- d)** The mixture and range of land uses in the area as it is close to Downtown. There are high-rise apartments, office uses office conversion uses, commercial recreation uses throughout the local vicinity.

Section 5.2.2 deals with the Zoning By-law stating that it was determined that current zoning is appropriate for preserving the existing heritage resources in much of the area as permitted uses and densities are similar to that which currently exists. Intensification and conversions are the primary challenges this community faces given its proximity to downtown and to the university and college. The City has adopted a Zoning By-law Amendment to regulate floor area ratio, maximum dwelling size and on-site parking within other areas of Woodfield.

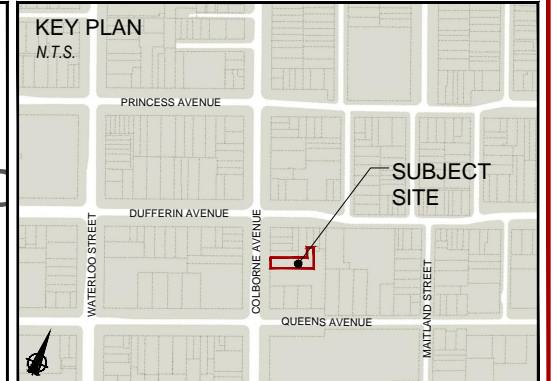
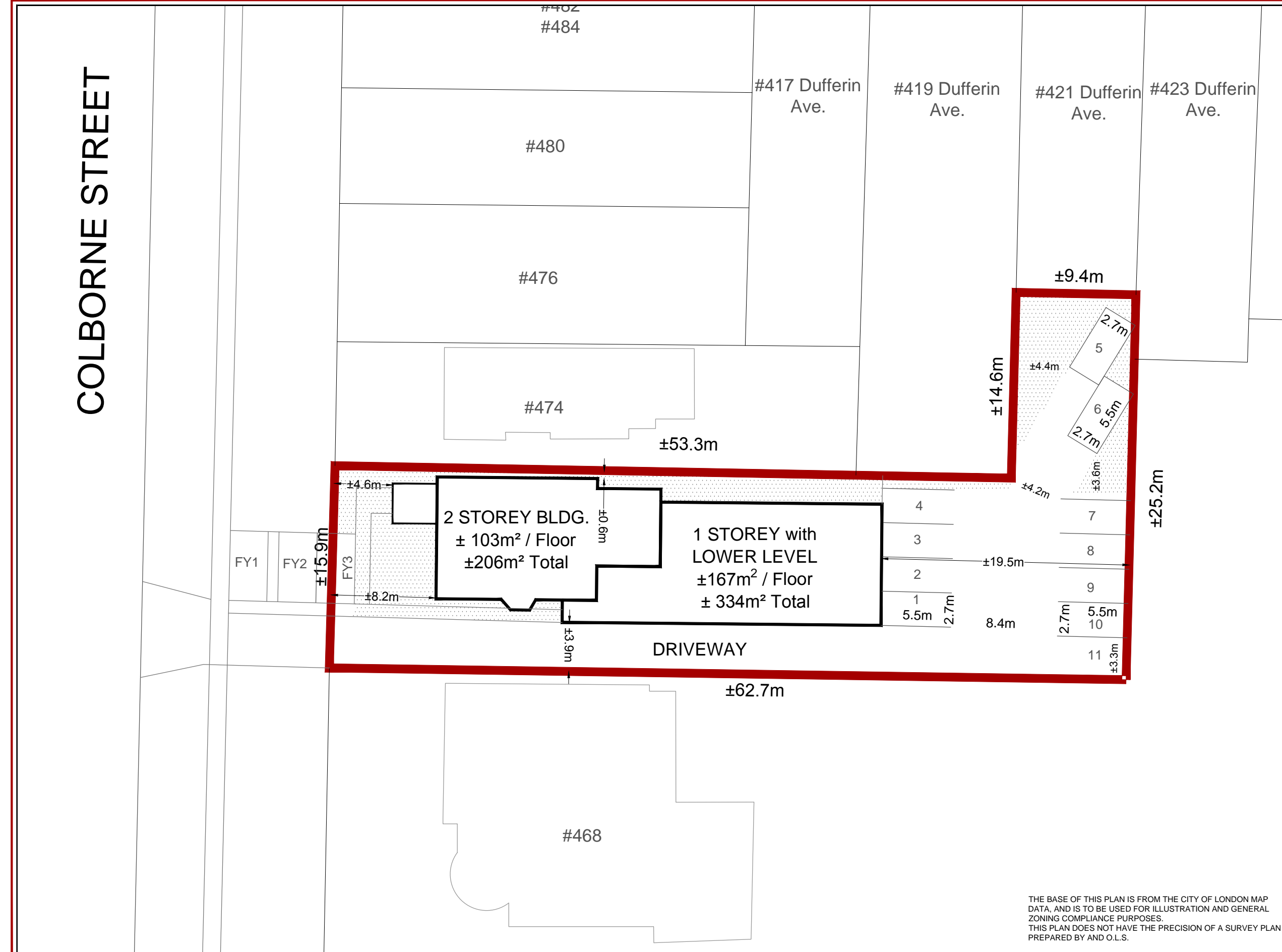
**RESPONSE:** Applying some of the same regulations in the Planning Justification report in the Zoning section, it would appear that the existing building at 470 Colborne, although one of the largest in the area at 540 m<sup>2</sup>, can meet the 50% FAR regulation applied elsewhere. The special Provision zone proposed was carefully constructed to ensure compatibility.

### **CONCLUSION**

After identification, review and analysis of the Woodfield Heritage Conservation District Plan against the Denomme Proposal, it is the opinion of the writer that the Denomme Proposal would contribute to the achievement of the Goals and Objectives, and comply with the District Policies of the HCD. Depending on the actual tenants and uses in the re-purposed building the Denomme Proposal has the potential of having a significant positive impact on the Neighbourhood with respect to building and landscaping enhancements.

[the end]

COLBORNE STREET



### CONCEPTUAL SITE PLAN

470 COLBORNE AVENUE  
PART OF LOTS 11 & 12, SOUTH OF DUFFERIN AVENUE AND PART 2, R.P. 33R-14405  
IN THE CITY OF LONDON

SCALE = 1:400

Site Stats - Restricted Office RO1 Zone

|  | Required                     | Provided                     |
|--|------------------------------|------------------------------|
| Lot Area - Net (min.)                              | 700.0m <sup>2</sup>          | ±1,130m <sup>2</sup>         |
| Lot Frontage (min.)                                | 15.0m                        | ±15.9m                       |
| Setback - Front (min)***                           | 9.0m                         | ±4.6m(p)<br>±8.2 (mb)        |
| Setback - Int. Side (min.)***                      | 3.6m                         | ±0.6m (n)<br>±3.9m (s)       |
| Setback - Rear (min.)                              | 3.6m                         | ±19.5m                       |
| Landscaped Open Space (min.)***                    | 30.0%<br>399.0m <sup>2</sup> | ±20.5%<br>±232m <sup>2</sup> |
| Lot Coverage (max.)                                | 30.0%<br>339.0m <sup>2</sup> | ±23.9%<br>±270m <sup>2</sup> |
| Building Height (max.)                             | 10.0m                        | 8.0m                         |
| Total Gross Floor Area -for all Office uses (max.) | 2,000m <sup>2</sup>          | 540m <sup>2</sup>            |

\*\*\*front yard, interior side yard and landscaped open space do not meet the regulations and therefore the rezoning should state that the existing building is recognized as legal conforming

Site Stats - Residential R3-2 Zone

|                                 | Required                   | Provided                     |
|---------------------------------|----------------------------|------------------------------|
| Lot Area - Net (min.)           | 550.0m <sup>2</sup>        | ±1,130m <sup>2</sup>         |
| Lot Frontage (min.)             | 12.0m                      | ±15.9m                       |
| Setback - Front (min)***        | 8.0m                       | ±4.6m(p)<br>±8.2 (mb)        |
| Setback - Int. Side (min.)***   | 6.0m                       | ±0.6m (n)<br>±3.9m (s)       |
| Setback - Rear (min.)           | 7.0m                       | ±19.5m                       |
| Landscaped Open Space (min.)*** | 30.0%<br>339m <sup>2</sup> | ±20.5%<br>±232m <sup>2</sup> |
| Lot Coverage (max.)             | 40.0%<br>452m <sup>2</sup> | ±23.9%<br>±270m <sup>2</sup> |
| Dwelling Unit Area (min.)       | 180m <sup>2</sup>          | ±141m <sup>2</sup>           |
| Building Height (max.)          | 10.0m                      | 8.0m                         |
| Parking (min.)                  | see report                 | 14                           |

\*\*\*front yard, interior side yard and landscaped open space do not meet the regulations and therefore the rezoning should state that the existing building is recognized as legal conforming

THE BASE OF THIS PLAN IS FROM THE CITY OF LONDON MAP DATA, AND IS TO BE USED FOR ILLUSTRATION AND GENERAL ZONING COMPLIANCE PURPOSES.  
THIS PLAN DOES NOT HAVE THE PRECISION OF A SURVEY PLAN PREPARED BY AND O.L.S.

SUBJECT SITE

LANDSCAPED OPEN SPACE

Kirkness Consulting  
Urban and Rural Planning

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Drawn By: B.H.