

HERITAGE IMPACT ASSESSMENT

446 York Street
London, ON

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Prepared for:
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1. INTRODUCTION

1.1 Study Purpose

The Middlesex London Health Unit (MLHU) and RHAC are proposing to open a clinic that will operate as a Supervised Consumption Facility (SCF) within the existing building at 446 York Street in London. At the Pre-Consultation Meeting on June 29, 2018, City staff noted that the site is adjacent to 444 York Street, which is listed on the City's heritage register. In accordance with Policy 565 of the London Plan, a Heritage Impact Assessment (HIA) is required. This HIA examines whether the proposed new use at 446 York Street will have a negative impact on the historical attributes of 444 York Street, and recommends mitigation measures.

1.2 Study Method

This HIA was prepared according to the guidelines set out in the Ontario Ministry of Tourism, Culture, and Sport's (MTCS) *Infosheet #5 Heritage Impact Assessment and Conservation Plans* is part of the *Ontario Heritage Toolkit*. MBPC undertook the following tasks to prepare the HIA:

1. Review of the City of London's Inventory of Heritage Resources, the Ontario Heritage Trust registry, the Canadian Register of Historic Places, and the Directory of Federal Heritage Designations;
2. Summary of the building history of 444 York Street;
3. Site investigation of 444 York Street;
4. Assessment of impacts based on the understanding of the proposed new use of 446 York Street and the potential impacts to the cultural heritage value or interest of the property, in order to identify appropriate mitigation strategies, if any.

1.3 Description of Subject Lands

446 York Street is currently occupied by John Bellone's Musical Instruments, a retail musical instrument business which will be moving to a new location. The proposal is to permit a clinic to operate in the existing building. 446 York Street is situated on the north side of York Street, between Burwell and Maitland Streets. Minimal renovations are planned for the exterior of the building.

444 York Street, a City of London registered heritage property, is located directly west of the subject lands. It is a two-storey yellow brick building constructed in the Italianate style in 1878. It is listed as a Priority 3 Heritage Property (the lowest priority) with the City of London.

2. LEGISLATIVE AND POLICY CONTEXT

2.1 Planning Act and Provincial Policy Statement

The *Planning Act* (1990) and the *Provincial Policy Statement* (PPS) provide a legislative and policy framework for land use planning in Ontario. Section 2 of the *Planning Act* identifies “the conservation of features of significant architectural, cultural, historical, archaeological or scientific interest” as a matter of Provincial interest, along with a number of other areas.

The PPS recognizes that the wise use and management of *cultural heritage resources* (among other types of resources) is a key provincial interest. Section 2.6.1 of the PPS states that “*Significant built heritage resources and significant cultural heritage landscapes shall be conserved*”.

2.2 Ontario Heritage Act

The *Ontario Heritage Act* enables municipalities and the Province to designate individual properties or districts as places of cultural heritage value or interest, according to criteria set out in *Ontario Regulation 9/06, Criteria for determining Cultural Heritage Value or Interest*. Municipalities may also establish municipal registries to recognize properties that have cultural heritage value or interest, even though they have not been officially designated as such. Municipal heritage planning staff and municipal heritage committees report to municipal councils regarding heritage matters. If a municipality does not have planning staff or a municipal heritage committee, the Province may assume responsibility for properties and districts of cultural heritage value.

2.3 City of London Policies

Official Plan

Chapter 13 of the London Official Plan (1989) identifies planning objectives and policies associated with the identification, evaluation, and management of cultural heritage resources (including built heritage, archeological resources, Heritage Conservation Districts, and Cultural Heritage Landscapes). The City's heritage planning objectives are to:

- 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; and*
- iv) *Increase public awareness and appreciation of the City's heritage resources, and encourage participation by the public, corporations, and other levels of government in the protection, restoration, and utilization of these resources.*

The London Plan

The *London Plan* outlines policies related to cultural heritage resource conservation in the City of London. The new *London Plan* heritage conservation policies require an HIA when new development and redevelopment takes place on sites adjacent to heritage designated properties. According to Policy 565 of the *London Plan*:

“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.”

City of London Inventory of Heritage Resources

The *Inventory of Heritage Resources* (2006) contains information on 2,900 buildings inventoried by the City of London for architectural, historical, and contextual reasons in order to identify, protect, and preserve built features to maintain the distinctive character of the city. The Inventory is a planning tool for City Council, the London Advisory Committee on Heritage (LACH), planners, developers, and property owners. London City Council may designate buildings as heritage resources based on their architectural significance, historical significance, and/or contextual importance.

3. HISTORICAL CONTEXT

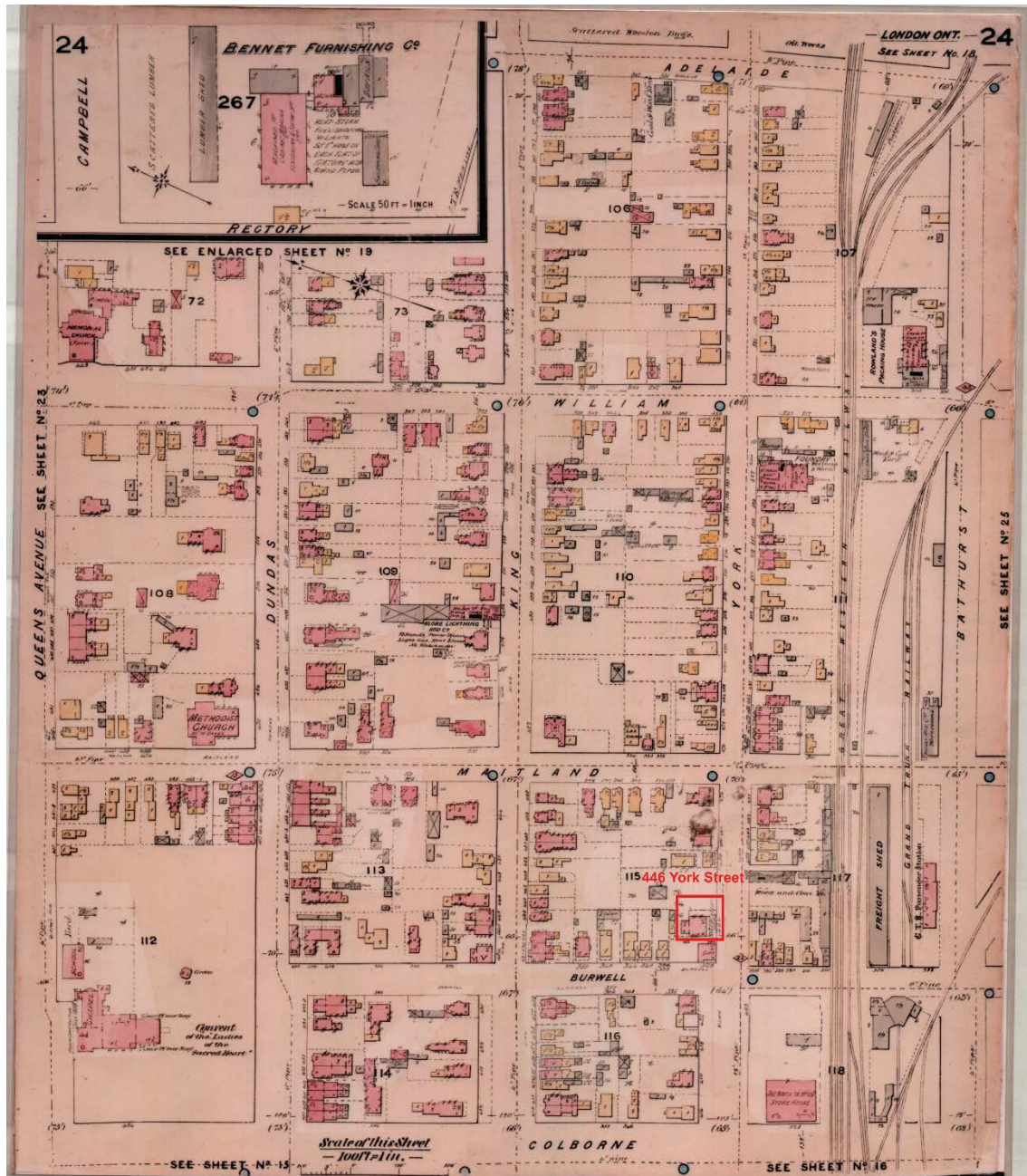
444 York Street is located four blocks east of the original 1819 Burwell survey of London. In 1840, London's eastern boundary was extended from Wellington Street to Adelaide Street to incorporate partially-surveyed settlements outside of the original boundaries. After the "Great Fire" destroyed one-fifth of London on April 13, 1845, London's City Council passed a by-law ordering that new homes be built in brick and stone, rather than wood. As a result of the fire, many residents chose to construct brick homes east of Wellington Street, away from the more crowded areas of London.

444 York Street was built in 1878, during a prosperous period in the City's history, shortly before the annexation of London East (1885), London South (1890), and London West (1898). In Figure 1 below, it is labelled as the London Convalescent Home.

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Figure 1 Map 24 of the 1881 Rev. 1888 Insurance Plan of London, Ontario



Source: Western Libraries Fire Insurance Plan Holdings

The Italianate style of architecture was quite popular for houses during this time period, along with Ontario Cottage and Queen Anne architectural styles. Italianate-style buildings are characterized by strongly accentuated corners, rounded windows, and paired cornice brackets.

4. SITE DESCRIPTION

The building at 444 York Street is a two-storey brick building constructed in the Italianate architectural style in 1878 and set back approximately 7 metres from the sidewalk. The building has strongly accentuated corners, rounded windows, and paired cornice brackets associated with Italianate-style buildings (see Figure 2). The glass door and entrance way are a more recent addition to the building. The building exterior appears to be in good condition. It is currently occupied by the Lance Howard Group.

Figure 2 Looking north on York Street toward 444 York Street



Source: MBPC, 2018

Figure 3 shows 444 York Street beside 446 York Street. Figure 3 shows 330 Burwell Street, which is located to the west of 444 York Street. The building at 330 Burwell Street has similar corner, window, and cornice bracket features, but modern siding and shingle roofs have been added to the eastern side of the building's lower level (see Figure 4). It is also listed as a Priority 3 Heritage Property in the City of London's *Inventory*.

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Figure 3 Looking north on York Street toward 444 York Street and 446 York Street



Source: MBPC, 2018

Figure 4 330 Looking northwest on York Street to the corner of York Street and Burwell Street



Source: MPBC, 2018

5. EVALUATION

The building at 444 York Street is listed as a Priority 3 Heritage Property in the City of London's *Inventory of Heritage Resources* data base. According to the *Inventory*:

“Priority 3 buildings may merit designation as part of a group of buildings designated under Part IV of the Ontario Heritage Act or as part of a Heritage Conservation District designated under Part V of the Act, even though these buildings are not often worthy of designation individually. They may have some important architectural features or historical associations, be part of a significant streetscape or provide an appropriate context for buildings of a higher priority.”

The building is not located within a Heritage Conservation District. It is not listed in the Ontario Heritage Trust inventory, the Canadian Register of Historic Places, or the Directory of Federal Heritage Designations. The building is one of two Italianate-style heritage buildings on York Street for several blocks, the second of which (330 Burwell Street) has undergone extensive exterior modifications.

The building at 444 York Street is set back approximately 7 metres from the sidewalk, while the building at 446 York Street is set back approximately 27 metres from the sidewalk. As a result, the building at 444 York Street is more prominent and noticeable from the street and sidewalk, and the existing signage on the building at 446 York Street does not distract from the historical character of 444 York Street.

6. PROPOSED DEVELOPMENT

A clinic or SCF is proposed to be located next to 444 York Street at 446 York Street. The clinic, or SCF, will occupy the existing approximately 3800 square foot building on the subject lands (See Figure 5). As illustrated, there will be one main entrance and exit facing onto York Street, with a newly proposed loading door on the west side of the front of the building. Fencing will be installed on the east and west sides of 446 York Street to prevent clients from accessing the site via neighbouring properties (including 444 York Street). The fencing will allow for natural surveillance from neighbouring properties. Minimal exterior site alteration is anticipated. Figure 5 shows the proposed site plan for 446 York Street.

7. IMPACTS OF PROPOSED DEVELOPMENT

The proposed re-use of 446 York Street is anticipated to have no impact on the historical character and attributes of 444 York Street. There will be minimal alteration to the exterior of 446 York Street and the surface parking lot in front of the building. The clinic is intended to be discrete and inconspicuous. CPTED measures will be in place to discourage clients from loitering and trespassing onto neighbouring properties. A private security team will also be on site during operating hours.

8. MITIGATION

As the proposed re-use of 446 York Street is anticipated to have no impact on the cultural heritage attributes of 444 York Street, minimal mitigation measures are proposed at this time. As part of the site operations, MLHU and RHAC will conduct sweeps around 446 York Street multiple times per day to pick up litter on or near the site, and address any loitering issues at 446 York Street and neighbouring properties. Any future site alterations to 446 York Street will be evaluated to ensure that the alterations do not have a negative impact on the cultural heritage attributes of 444 York Street.

The Middlesex London Health Unit (MLHU) and the Regional HIV/AIDS Connection (RHAC) will continue to monitor the potential impacts on 444 York Street associated with the new use at 446 York Street. The MLHU and RHAC will hold regular public consultation meetings (at least one per year) with residents, business owners, and property owners within a 250-metre radius of 446 York Street to proactively address community concerns relating to the supervised consumption facility clinic at 446 York Street. Any negative impacts to the cultural heritage attributes of 444 York Street associated with the new use at 446 York Street may be brought to the attention of MLHU and RHAC at any time, including at these meetings.

9. RECOMMENDATIONS

In conclusion, the proposed re-use of the existing building at 446 York Street is anticipated to have no impact on the cultural heritage attributes of 444 York Street. This HIA recognizes that the City of London has designated 444 York Street as a Priority 3 Heritage Building. In compliance with Policy 565 of the *London Plan*, the limited exterior modifications to 446 York Street described above will be designed to minimize the visual and physical impact on 444 York Street and protect its heritage attributes and character.

10. REFERENCES

City of London. Inventory of Heritage Resources. 2006.

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