



HERITAGE IMPACT ASSESSMENT BRIEF

260 Sarnia Road,
City of London

Date:

May, 2020

Prepared for:

Shana'a Holdings Inc.

Prepared by:

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1.0 INTRODUCTION

The purpose of this Heritage Impact Assessment Brief is to provide you with a summary of our impact analysis of the proposed development at 260 Sarnia Road on the adjacent property at 230 Sarnia Road. The property located at 230 Sarnia Road is listed (non-designated) as per Section 27 of the *Ontario Heritage Act* on the City of London Municipal Heritage Register. The property located at 230 Sarnia Road is part of Western University Campus¹, located south of Sarnia Road, west of Western Road. The subject property located at 260 Sarnia Road is not identified by the City of London as being of Cultural Heritage Value or Interest and is not designated or listed.

The City of London requires a Heritage Impact Assessment when development is proposed on properties located adjacent to a property listed on the Municipal Heritage Register as per Policy 565 of the City of London Official Plan as follows,

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 impacts 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 heritage attributes.

¹ Formerly University of Western Ontario (UWO), now Western University (WU)



Figure 1: Aerial photograph of the south-west portion of Western University campus noting the location of the subject property at 260 Sarnia Road (outlined in red), the south-west portion of the adjacent listed property (UWO campus) shaded in yellow, and the John G. Althouse building (outlined in yellow, not to scale) (Source: Google Satellite Photograph, accessed 2020)

This Heritage Impact Assessment Brief is based on the requirements of a Heritage Impact Assessment as per the Ministry of Heritage, Sport, Tourism and Culture Industries *InfoSheet #5* which are as follows:

- Historical Research, Site Analysis and Evaluation;
- Identification of the Significance and Heritage Attributes of the Cultural Heritage Resource²;
- Description of the Proposed Development or Site Alteration;
- Measurement of Development or Site Alteration Impact;
- Consideration of Alternatives, Mitigation and Conservation Methods;
- Implementation and Monitoring; and
- Summary Statement and Conservation Recommendations.

² Note: that this brief recognizes that the property located at 230 Sarnia Road has already been identified as having Cultural Heritage Value or Interest by the City of Sarnia as it includes the John G. Althouse building. Therefore, the analysis of impacts to heritage resources is based on this information.

2.0 SUMMARY OF HISTORICAL BACKGROUND & CULTURAL HERITAGE RESOURCES

The property located at 260 Sarnia Road is historically part of Lot 18, Concession 2 of London Township. The listed property at 230 Sarnia Road is part of the Western University (WU) Campus and is also located on part of Lot 18, Concession 2. According to historic maps, Lot 18 remained undeveloped in the 1850s (See Figure 2). The Tremaine map indicates that the lot was likely subdivided into a north and south half by the 1860s (See Figure 3). According to the Illustrated Historical Atlas of Middlesex County, London Township, the east half of the property was subdivided into smaller lots (See Figure 4).



Figure 2: Excerpt of the 1850 Sketch of part of London Township, Nath. Steevens, Lt. XX Regt. Approximate location of Concession 2, Lot 18 outlined in red. (Source: Western University Library)

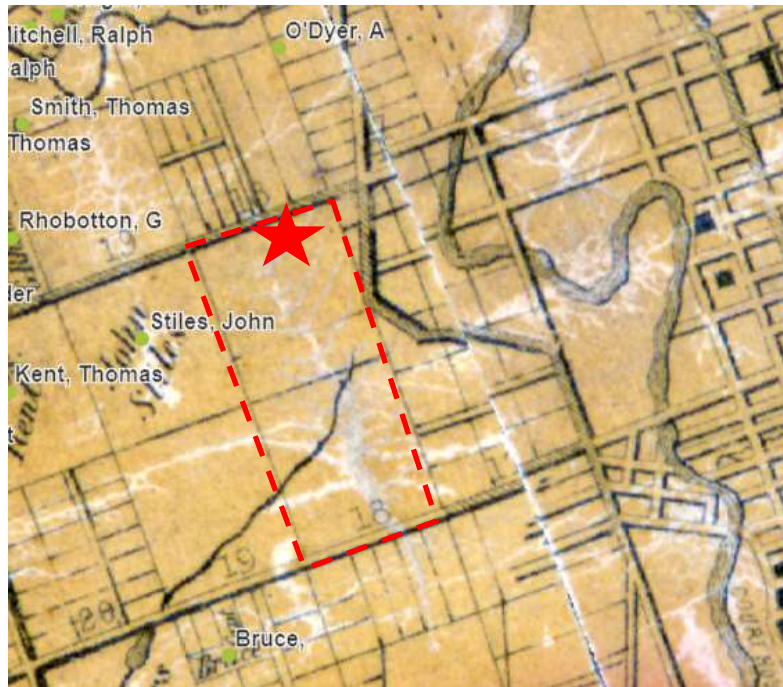


Figure 3: Excerpt of the George R. Tremaine Map of Middlesex County, London Township noting the location of all of Concession 2, Lot 18. Approximate location of the property located at 260 Sarnia Road indicated with red star. (Source: McGill University)



Figure 4: Excerpt of the Illustrated Historical Atlas of Middlesex County, London Township noting the location of all of Concession 2, Lot 18 in red. Approximate location of the property located at 260 Sarnia Road indicated with red star.

The 1955 aerial photograph of the area confirms that development on the adjacent property at 230 Sarnia Road had not yet occurred (See Figure 5). The portion of Concession 2, Lot 18 which currently includes the John G. Althouse building is shown as cultivated fields. The John G. Althouse is noted in the City of London Municipal Heritage Register as being constructed in 1966. According to the Western University Campus Master Plan (2015), the John G. Althouse building was the only substantial building located on the south-west part of WU campus until Perth Hall was constructed, approximately 40 years later.



Figure 5: Excerpt of the 1955 aerial photograph of the subject property and vicinity of the area (Roll 4245, Photo 23). Limits of Lot 18, Concession 2 noted with red dashed line. Approximate location of existing dwelling at 260 Sarnia Road noted with white circle. Approximate location of future John G. Althouse building noted in red circle. (Source: Western University Map Library)

EXISTING BUILT FEATURES

The property located at 230 Sarnia Road is listed on the City of London Heritage Register. The Register specifies that alternate addresses for the property include the following:

- 1125 Western Road;
- 1137 Western Road;
- 1139 Western Road; and
- 1141 Western Road.

The Register specifies that this property is of Cultural Heritage Value or Interest as it includes the John G. Althouse building which was constructed in 1966. The John G. Althouse building is specifically addressed as 1137 Western Road.

The other buildings located on the adjacent university property (see Figure 6) are not considered to have cultural heritage value or interest. Ontario Hall is located closest to the subject property at 260 Sarnia Road and is a four to six storey student housing complex constructed in 2013. Perth Hall is a student residential building constructed in 2003, according to the Western University website. The University Child Care Centre and a cluster of commercial retail buildings are located near the intersection of Sarnia Road and Western Road and are all late 20th century buildings. Therefore, the only cultural heritage feature which is related to the scope of this impact analysis is related to the John G. Althouse building.



Figure 6: Excerpt of the Western University Campus map noting the location of the “Althouse” building with yellow dashed line. Approximate location of property at 260 Sarnia Road indicated with red dashed line (not to scale) (Source: Western University Library)

The John G. Althouse building is situated approximately 161 metres south of Sarnia Road, 107 metres west of Western Road within the south-western portion of Western University campus (See Figure 7).



Figure 7: Aerial photograph of the south-west portion of Western University campus noting the location of the subject property at 260 Sarnia Road (outlined in red) and the John G. Althouse building (shaded in yellow) (Source: Google Satellite Photograph, accessed 2020)

The John G. Althouse building varies in height between 2 and 3 storeys and is comprised of several sections, including a central courtyard and rotunda library. The rotunda library portion of the building and overall mid-century modern design elements make up the recognizable character of the building (See Figure 8).



Figure 8: Birds eye view of the John G. Althouse building, looking north-west (Source: Western University (website), accessed 2020)

3.0 DESCRIPTION OF PROPOSED DEVELOPMENT

The proposed development of the property located at 260 Sarnia Road includes the demolition of the existing building to permit the construction of a new 2 storey 12 unit back-to-back stacked townhouse with bachelor and 1 bedroom units and 12 parking spaces (See Figure 9).



Figure 9: Site Plan and Ground Floor of Proposed Development at 260 Sarnia Road (Source: Zedd Architecture, 2020)

4.0 IMPACT ANALYSIS

The following impact analysis refers to the list of potential sources of negative impacts as listed by the Ministry of Heritage, Sport, Tourism and Culture Industries InfoSheet #5 of the *Heritage Resources in the Land Use Planning Process*, which are as follows:

- *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 planting, 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 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.*

The proposed development at 260 Sarnia Road will not result in the destruction or alteration of any features of the John G. Althouse building. The proposed development will also not result in any shadow or isolation impacts as the proposed new building is 2 storeys (creating minimal shadows), and is sited approximately 150 metres away from the building of Cultural Heritage Value or Interest on the adjacent Western University Property (See Figure 10). The existing Ontario Hall building, located east of the subject property and north of the John G. Althouse building is 4-6 storeys in height and of a considerably greater scale and massing than the proposed new 2 storey development at 260 Sarnia Road. Therefore, shadows cast by the proposed new building would be less than that of the existing Ontario Hall building.

The proposed development will not obstruct or result in impacts to significant views of the Althouse building since views of the John G. Althouse building from Sarnia Road are already obscured by the existing Ontario Hall building.

The proposed development will not result in a change of land use as the subject property will remain residential and the property at 230 Sarnia Road will remain institutional. Further, the proposed development will not result in any land disturbances that will impact the John G. Althouse building due to both the considerable distance between the buildings and the small-scale size of the proposed development.

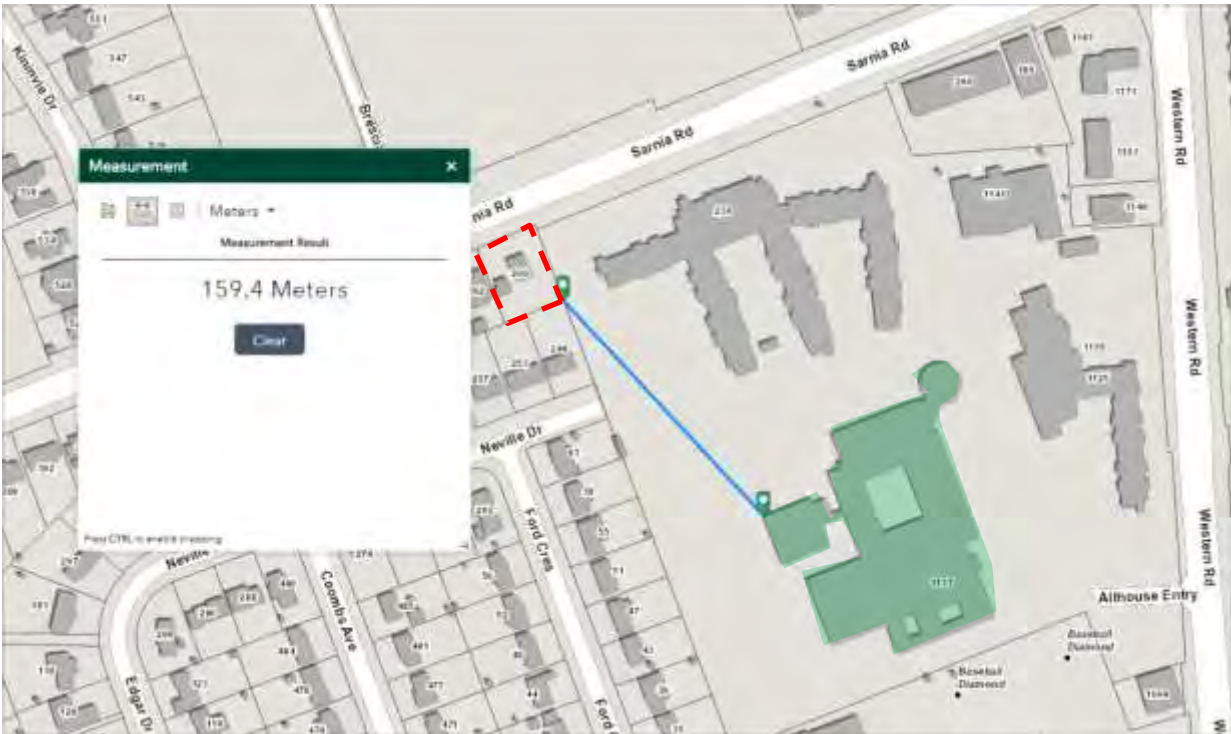


Figure 10: Site Plan and Ground Floor of Proposed Development at 260 Sarnia Road (Source: City of London *Citymap*, accessed 2020)

5.0 CONCLUSIONS & RECOMMENDATIONS

As per the impact analysis provided in this report, we are of the opinion that the proposed development will not result in any adverse impacts to the adjacent heritage resource at 230 Sarnia Road. The small-scale nature of the proposed new 2 storey residential building as well as the considerable distance (approximately 150 metres) between the subject property and the John G. Althouse building, which is the only feature of Cultural Heritage Value or Interest located on the WU campus property. As no adverse impacts are anticipated, no alternative development options, mitigation measures, or conservation recommendations are necessary.

Respectfully submitted,

A handwritten signature in black ink that reads "Dan Currie". The signature is written in a cursive, flowing style.

Dan Currie, MA, MCIP, RPP, CAHP
Partner, MHBC

APPENDIX A – CURRICULUM VITAE



CURRICULUM VITAE

Dan Currie, MA, MCIP, RPP, CAHP

Dan Currie, a Partner and Managing Director of MHBC's Cultural Heritage Division, joined MHBC Planning in 2009, after having worked in various positions in the public sector since 1997 including the Director of Policy Planning for the City of Cambridge and Senior Policy Planner for the City of Waterloo.

Dan provides a variety of planning services for public and private sector clients including a wide range of cultural heritage policy and planning work including strategic planning, heritage policy, heritage conservation district studies and plans, heritage master plans, heritage impact assessments and cultural heritage landscape studies.

EDUCATION

2006

Masters of Arts (Planning)
University of Waterloo

1998

Bachelor of Environmental Studies
University of Waterloo

1998

Bachelor of Arts (Art History)
University of Saskatchewan

PROFESSIONAL ASSOCIATIONS

Full Member, Canadian Institute of Planners

Full Member, Ontario Professional Planners Institute

Professional Member, Canadian Association of Heritage Professionals

SELECTED PROJECT EXPERIENCE

HERITAGE PLANNING

City of Hamilton Heritage Impact Assessment for Pier 8

Town of Erin Designation of Main Street Presbyterian Church

City of Kitchener Homer Watson House Heritage Impact Assessment and Parking Plan

Region of Waterloo Schneider Haus Heritage Impact Assessment

Niagara Parks Commission Queen Victoria Park Cultural Heritage Evaluation Report

City of Guelph Cultural Heritage Action Plan

Town of Cobourg, Heritage Master Plan

Municipality of Chatham Kent, Rondeau Heritage Conservation District Plan

City of Kingston, Barriefield Heritage Conservation District Plan Update

Burlington Heights Heritage Lands Management Plan

City of Markham, Victoria Square Heritage Conservation District Study

City of Kitchener, Heritage Inventory Property Update

Township of Muskoka Lakes, Bala Heritage Conservation District Plan

Municipality of Meaford, Downtown Meaford Heritage Conservation District Plan

City of Guelph, Brooklyn and College Hill Heritage Conservation District Plan

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CURRICULUM VITAE

Dan Currie, MA, MCIP, RPP, CAHP

City of Toronto, Garden District Heritage Conservation District Plan
City of London, Western Counties Cultural Heritage Plan

Other heritage consulting services including:

- Preparation of Heritage Impact Assessments for both private and public sector clients
- Requests for Designations
- Alterations or new developments within Heritage Conservation Districts
- Cultural Heritage Evaluations for Environmental Assessments

MASTER PLANS, GROWTH MANAGEMENT STRATEGIES AND POLICY STUDIES

City of Vaughan Municipal Land Acquisition Strategy
Town of Frontenac Islands Marysville Secondary Plan
Niagara-on-the-Lake Corridor Design Guidelines
Cambridge West Master Environmental Servicing Plan
Township of West Lincoln Settlement Area Expansion Analysis
Ministry of Infrastructure Review of Performance Indicators for the Growth Plan
Township of Tiny Residential Land Use Study
Port Severn Settlement Area Boundary Review
City of Cambridge Green Building Policy
Township of West Lincoln Intensification Study & Employment Land Strategy
Ministry of the Environment Review of the D-Series Land Use Guidelines
Meadowlands Conservation Area Management Plan
City of Cambridge Trails Master Plan
City of Kawartha Lakes Growth Management Strategy
City of Cambridge Growth Management Strategy
City of Waterloo Height and Density Policy
City of Waterloo Student Accommodation Study
City of Waterloo Land Supply Study
City of Kitchener Inner City Housing Study

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Provide consulting services and prepare planning applications for private sector clients for:

- Draft plans of subdivision
- Consent
- Official Plan Amendment
- Zoning By-law Amendment
- Minor Variance
- Site Plan

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CURRICULUMVITAE

Vanessa Hicks, M.A., C.A.H.P.

EDUCATION

2016
Master of Arts in Planning,
specializing in Heritage
Planning
*University of Waterloo,
School of Planning*

2010
Bachelor of Arts (Honours) in
Historical/Industrial
Archaeology
Wilfrid Laurier University

Vanessa Hicks is a Heritage Planner with MHBC and joined the firm after having gained experience as a Manager of Heritage Planning in the public realm where she was responsible for working with Heritage Advisory Committees in managing heritage resources, Heritage Conservation Districts, designations, special events and heritage projects (such as the Architectural Salvage Program).

Vanessa is a member of the Canadian Association of Heritage Professionals and graduated from the University of Waterloo with a Masters Degree in Planning, specializing in heritage planning and conservation. Vanessa provides a variety of research and report writing services for public and private sector clients. She has experience in historical research, inventory work, evaluation and analysis on a variety of projects, including Heritage Conservation Districts (HCDs), Heritage Impact Assessments (HIAs), Cultural Heritage Evaluation Reports (CHERs), Conservation Plans (CPs), Documentation and Salvage Reports, and Commemoration Projects (i.e. plaques). Vanessa is also able to comment provide comments regarding Stages 1-4 Archaeological Assessments due to her experience as a practicing field archaeologist and experience writing archaeological reports submitted to the Ministry of Tourism, Culture and sport.

PROFESSIONAL ASSOCIATIONS

Professional Member, Canadian Association of Heritage Professionals

PROFESSIONAL EXPERIENCE

June 2016 - Present Cultural Heritage Specialist/ Heritage Planner
MacNaughton Hermsen Britton Clarkson Planning Ltd.

2012 - 2016 Program Manager, Heritage Planning
Town of Aurora

May 2012 - October 2012 Heritage Planning Assistant
Town of Grimsby

2007 - 2010 Archaeologist
Archaeological Research Associates Ltd.

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SELECT PROJECT EXPERIENCE

HERITAGE IMPACT ASSESSMENTS (HIAs) 2016-2019

Heritage Impact Assessment - 'Southworks', 64 Grand Avenue South, City of Cambridge

Heritage Impact Assessment – Badley Bridge, part of a Municipal EA Class Assessment, Township of Centre Wellington

Heritage Impact Assessment – 474 and 484 Queen Street South (and Schneider Haus National Historic Site), City of Kitchener

Heritage Impact Assessment – 883 Doon Village Road, City of Kitchener

Heritage Impact Assessment – 57 Lakeport Road, City of St. Catharines

Heritage Impact Assessment – Langmaids Island, Lake of Bays

Heritage Impact Assessment – 1679 Blair Road, City of Cambridge

Heritage Impact Assessment - 64 Margaret Avenue, City of Kitchener

CULTURAL HERITAGE EVALUATION REPORTS (CHERS) 2016-2019

Cultural Heritage Evaluation Report - Dunlop Street West and Bradford Street, Barrie - Prince of Wales School and Barrie Central Collegiate Institute

Cultural Heritage Evaluation Report - Lakeshore Drive, Town of Oakville

Cultural Heritage Evaluation Report – Queen Victoria Park Cultural Heritage

HERITAGE CONSERVATION DISTRICTS (HCDs)

Heritage Conservation District Study – Southeast Old Aurora (Town of Aurora)

CONSERVATION PLANS

Strategic Conservation Plan – Queen Victoria Park Cultural Heritage Landscape

DOCUMENTATION AND SALVAGE REPORTS

Documentation and Salvage Report & Commemoration Plan – 474 and 484 Queen Street South, City of Kitchener

SPECIAL PROJECTS

Artifact Display Case - Three Brewers Restaurant(275 Yonge St., Toronto)

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