

Heritage Impact Statement

147-149 Wellington Street

JAM PROPERTIES INC.



Revised August 2018

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SECTION 1 - INTRODUCTION

The requested revised Heritage Impact Statement (HIS) is in response to Mike Corby's email dated August 15, 2018 and Staff's memo dated July 31, 2018 regarding the April 2018 HIS for 147-149 Wellington Street (Z-8905).

The HIS that was submitted with the Zoning By-law Application on January 11, 2018 was prepared with the information that was available at that time. The subject lands were not listed on Register (Inventory of Heritage Resources) and the London Plan was under appeal. The subject lands were added to the Register (Inventory of Heritage Resources) and the London Plan partially came into effect between the time the application was submitted and deemed complete.

Below is an outline of the timing:

- Zoning By-law Application (Z-8905) submitted to City – January 11, 2018
- Subject Property (147 - 149 Wellington Street) and adjacent properties (152 and 143 Wellington Street) added to Register (Inventory of Heritage Resources) - Council Approval March 27, 2018
- The London Plan partially came into effect – March 29, 2018
- Revised material for application Z-8906 (including HIS) submitted to City – April 23, 2018
- Application Deemed Complete – April 25, 2018

The July 31, 2018 memo stated the April 2018 HIS was “exceedingly brief”, and the potential cultural heritage resource at 147-149 Wellington Street was not assessed. However, staff deemed the application complete on April 25, 2018 so we had no reason to believe the HIS was not sufficient. At the time the HIS was revised we were not aware 147-149 Wellington Street was added to the Registry. It was added through the London Advisory Committee of Heritage (LACH) review of the draft Cultural Heritage Screening Report (CHSR) – London Bus Rapid Transit System (WSP, February 6, 2018) which was not a public process; neither our office or our client were notified of this process.

Regardless, there were open discussions regarding the proposal between staff and the applicant well after 147-149 Wellington Street was added to the Registry and the London Plan Policy 586 came into effect. It is unclear why staff did not inform the applicant of these two items before the application was deemed complete.

SECTION 2 – SITE AND SURROUNDING AREA

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 147(149) Wellington Street, 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 Street, and 66.9m (219.4 ft) on Grey Street.

Fire insurance plans show there were eleven structures on the subject lands that 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 the Family Circle 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; however, 147(149) Wellington Street was added to the Register (Inventory of Heritage Resources) by Council on March 27, 2018. It was added as a result of the London Advisory Committee of Heritage (LACH) review of the draft Cultural Heritage Screening Report (CHSR) – London Bus Rapid Transit System (WSP, February 6, 2018).

The Stewardship Sub-Committee (SSC) of LACH reviewed the draft CHSR and recommended that further cultural heritage work be required for 439 properties that were identified by the draft CHSR. In addition, SSC recommended that further cultural heritage work be required for 30 properties which were not identified by the draft CHSR but which SSC believed to be of potential cultural heritage value or interest. The 147 - 149 Wellington Street lands were one of those 30 properties. In addition, 152 and 143 Wellington Street, which are adjacent to the subject lands, were added to the Registry.

Our client was not aware of this process nor was made aware by staff that 147-149 Wellington Street was added to the municipalities Register (Inventory of Heritage Resources).

An evaluation using Regulation 9/06 has been completed and it has been determined the property does not warrant designation under the Ontario Heritage Act. See Appendix 2 for Property Evaluation and Photo Review.

The existing restaurant at 147-149 Wellington Street has had several alterations and additions to all sides of the original structure; however, it was originally a two and a half storey, yellow brick, Queen Anne style single detached dwelling. The structure has a hip roof with an off centre front gable dormer and a tall chimney. Typically, the front elevation would consist of a front door with a small covered porch, with one window on the first floor, two on the second floor and small double windows in the attic gable.

Unfortunately, many changes that were done for the commercial use have resulted in the loss of many residential features. The first floor, including the front façade of the house, has undergone the largest transformation. It is hard to determine what the front of the house may have looked like or where the position of the original features, such as windows and the front door.

The second-floor façade remains intact with the original windows topped with a slight brick arch, with simple concrete sills.

The gable in the roof remains intact and contains bargeboards ornamented with rows of roundels and fields filled with scalloped wood shingles. The gable contains paired windows with wood

jamb and sills, rising from each jamb is a console bracket, fluted on the outside edge that supports a projecting board in the apex that features a sunburst design.

Some of the past owners of 147-149 Wellington Street are as follows:

- 1884 – John Morrison – Blacksmith @ 148 (150) Fullarton Street
- 1886 – Davide Chambers – Bookkeeper
- 1887 – Josiah Gould – Clerk @ J.H Chapman & Co. (Clothing Store) 126 Dundas Street
- 1895 – Frederick French – Cigar Maker
- 1900 – Ralph O’Neil – Shipper @ TB Escott & Co.
- 1901 – Henry G. Edsall – Clerk
- 1904 – Edward J Snider – Coremaker
- 1906 - 1910 – George Bawden – Plaster/clerk
- 1918 – 1955 – Olga and William Diplock – Seamstress and fish peddler
- 1955 – 1980 – Olga Diplock – Iris Shoppe/Yarn n Yarn Gardens
- 1990 – Present – Family Circle Restaurant

2.2 Surrounding Lands

The subject lands are located within the SoHo neighbourhood which has been identified as a potential Heritage Conservation District. A study of the neighbourhood has not been undertaken for the purposes of designating it as a heritage conservation district. See Appendix 3 for Images of Surrounding Areas.

The subject lands are not adjacent to any properties designated under Part IV Ontario Heritage Act but are adjacent to the following non-designated properties listed on the Register (Inventory of Heritage Resources):

- 171/169 Wellington Street – Commercial Building c. 1890
- 143 Wellington Street – Residential Building
- 146 Wellington Street – Residential Building c. 1879
- 152 Wellington Street – Residential Building
- 154 Wellington Street – Residential Building c. 1875
- 156 Wellington Street – Church – c. 1876
- 254 Hill Street – Residential Building – c. 1868

SECTION 3 – 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 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 are required to be consistent with these policies.

Policies in the 2014 PPS relevant to the subject lands are as follows:

“Significant built heritage resources and significant cultural heritage landscape shall be conserved.” Section 2.6.1

*“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:

Built heritage resources: means a building, structure, monument, installation or any manufactured remnant that contributes to a property's cultural heritage value or interest as identified by a community, including an Aboriginal community. Built heritage resources are generally located on property that has been designated under Parts IV or V of the Ontario Heritage Act, or included on local, provincial and/or federal registers.

Significant (e) in regard to cultural heritage and archaeology, resources that have been determined to have cultural heritage value or interest for the important contribution they make to our understanding of the history of a place, an event, or a people.

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).

3.2 The London Plan

The 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 must be given to the following Cultural Heritage policies:

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.” (Under Appeal)

586 *"The City shall not permit development and site alteration on adjacent lands to heritage designated properties or properties listed on the Register except where the proposed development and site alteration has been evaluated and it has been demonstrated that the heritage attributes of the heritage designated properties or properties listed on the Register will be conserved. (In Effect)*

3.3 City of London Official Plan

Since policy 565 is subject to an appeal at the Ontario Municipal Board (LPAT) and is not in force, Section 13 of the existing in force Official Plan applies.

Section 13 provides policies regarding the cultural heritage value of properties in London. Consideration was given to the following policies in the Official Plan:

Section 13.2.3. – Alteration, Removal or Demolition

"Where heritage buildings are designated under the Ontario Heritage Act, no alteration, removal or demolition shall be undertaken which would adversely affect the reason(s) for designation except in accordance with the Ontario Heritage Act."

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."

3.4 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. Shadows created that alter the appearance of a heritage attribute or change the viability of a natural feature or plantings, such as a garden;
4. Isolation of a heritage attribute from its surrounding environment, context or a significant relationship;
5. Direct or indirect obstruction of significant views or vistas within, from, or of built and natural features;

6. A change in land use where the change in use negates the property's cultural heritage value; and
7. Land disturbances, such as change in grade that alters soils and drainage patterns that adversely affect cultural heritage resources.

SECTION 4 – PROPOSED DEVELOPMENT & SUMMARY OF REVISIONS

The development proposes the demolition of the three existing single detached dwellings and the existing restaurant for the construction of an, L-shaped, 18-storey residential apartment building.

The building will be composed of a 3 to 5-storey podium along Wellington Street, and a 4 storey podium along Grey Street stepping up to an 18 storey tower (See Appendix 4). A total of 246 apartment units are proposed within the building at a residential density of 556 UPH.

A total of 200 parking spaces are proposed at grade and within a two-level underground structure. The underground levels accommodate 162 spaces, while the ground level accommodates 36 spaces, which includes 26 visitor parking spaces and 7 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. From the at grade parking there is a covered pedestrian walkway that leads to Wellington Street and the main entrance of the building. The ramp to the parking levels is located to the rear of the building, out of view from the public.

Amenity space for the occupants of the building in the form of rooftop terrace is provided on the 9th and 18th floors; with other 'private' terraces provided on the 4th, 5th, 6th, 8th, and 16th 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.

The proposed building has gone through several revisions since the application was submitted on January 11, 2018. Please review the attached memo from Zedd Architecture for a summary of those changes.

SECTION 5 – ANALYSIS AND MITIGATION

5.1 Provincial Policy Statement 2014 (PPS)

The proposed development is consistent with the policies of the 2014 Provincial Policy Statement.

The alterations done to accommodate the commercial restaurant were not sympathetic to the potential heritage attributes and features of the single detached dwelling. The significant built heritage resource was altered and many of the principal residential features and elements that contribute to the property's cultural heritage value/ interest were lost.

The gable in the roof is the only potential heritage attributes that is intact; however, the feature is not rare and is out of context as the remaining portion of the structure has been greatly compromised.

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

Adjacent non-designated listed properties are not considered protected heritage properties. The PPS definition of a 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.*

5.2 The London Plan

The following consideration was given to the London Plan policy 586. Since policy 565 is subject to an appeal at the Ontario Municipal Board (LPAT) and is not in force, Section 13 of the existing in force Official Plan applies.

Policy 586 is a duplicate policy which was not appealed, and is in effect. It states that if a property is adjacent to heritage designated properties or properties listed on the Register the proposal must be evaluated to demonstrate that the heritage attributes of the heritage designated properties and properties listed on the Register are conserved.

There are no heritage designated properties adjacent to the subject lands; and the adjacent listed properties, being non-designated properties, do not have "heritage attributes". This is a defined term under the PPS, which does not apply to non-designated properties.

It is understood Section 4.9 of Provincial Policy Statement states the PPS represents minimum standards and a municipality may exceed those minimum standards provided doing so would not conflict with any policies of the Provincial Policy statements.

However, Policy 586 is not going beyond those standards, it is suggesting an arbitrary process that completely disregards the process of the Ontario Heritage Act.

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

The objective of Policy 586 is the protection, conservation and stewardship of cultural heritage resources.

Staff stated, in the July 31, 2018 memo, it is the obligation of the proponent to demonstrate that the potential heritage attributes of the adjacent non-designated properties are conserved.

Putting this obligation on the applicant of an adjacent property does not fit within the best practice for heritage conservation.

The key proponent in a designation of a property under the Ontario Heritage Act should be the property owner, not an applicant of a development that is adjacent.

5.3 City of London Official Plan

The proposed development 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.

5.4 Ontario Heritage Tool Kit

As per the Ontario Heritage Tool Kit, there are no lands that are adjacent to the subject lands that are protected under Parts IV, V or VI of the Ontario Heritage Act. The tool kit states "...listing non-designated properties does not offer any protection under the Ontario Heritage Act..." It does state the Provincial Policy Statement does acknowledge listed properties, however, not adjacent listed properties. It acknowledges adjacent protected heritage property, which does not include listed non-designated properties.

The adjacent listed properties are not protected under the Ontario Heritage Act, therefore are not considered protected heritage properties as per the PPS.

SECTION 6 – RESPONSE TO JUNE 13, 2018 LONDON ADVISORY COMMITTEE ON HERITAGE (LACH)

The following is a response to the comments from the June 13, 2018 meeting of the London Advisory Committee on Heritage regarding the Heritage Impact Statement dated April 2018:

6.1 **The lack of compatibility and sympathy with the adjacent heritage listed and designated properties with respect to setback, material and design, particularly as it relates to the property located at 143 Wellington Street.**

There are no designated properties adjacent to the subject lands. 131/129 and 138 Wellington Street are both designated under Part IV of the Ontario Heritage Act but are not considered adjacent as per the Provincial Policy Statement (PPS) definition of adjacent, which means those lands contiguous to a protected heritage property or as otherwise defined in the municipal official plan.

The definition of adjacent in the London Plan is subject to an appeal at the Ontario Municipal Board, therefore is not in force, Section 13 of the existing Official Plan shall apply.

As per Section 13.2.3.1 of the City of London Official Plan, 131/129 and 138 Wellington Street are protected under Part IV of the Ontario Heritage Act, but are not contiguous, and are not directly opposite (separated only by a laneway or municipal road) to the subject lands.

The subject property was adjacent to the following non-designated listed properties when the Zoning By-law Application was submitted to the City on January 11, 2018.

- 171/169 Wellington Street
- 146 Wellington Street
- 154 Wellington Street

- 156 Wellington Street
- 254 Hill Street

143 or 152 Wellington Street were not listed as a non-designated property on the Register (Inventory of Heritage Resources) at that time.

Regardless, adjacent non-designated listed properties are not considered protected heritage properties as per the definition in the PPS. 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.*

PPS policy 2.6.3 does not apply to adjacent non-designated listed properties.

Policy 586 of the London Plan states that if a property is adjacent to heritage designated properties or properties listed on the Register the proposal must be evaluated to demonstrate that the heritage attributes of the heritage designated properties and properties listed on the Register are conserved.

There are no heritage designated properties adjacent to the subject lands; and the adjacent listed non-designated properties have not been evaluated.

Policy 586 states that "heritage attributes" of properties listed on the Register will be conserved, not "potential heritage attributes". Any heritage attributes identified by an evaluation can only be interpreted as draft or potential heritage attributes at this time.

6.2 It does not encourage active commercial uses at grade in order to continue to support the historically commercial streetscape.

It is understood this area has been identified as a potential area for a Heritage Conservation District; however, a study has not been completed nor has a district plan been completed. Stating the area as a historically commercial streetscape is premature at this time.

Based on the research done for the HIS, historically this area of Wellington Street was not solely a commercial streetscape. Research of fire insurance mapping and business directories show some commercial uses in this area but it was not the dominant use. Other more dominating uses included single detached residential dwellings and institutional uses (churches). Historically this section of Wellington Street was a mixed-use streetscape of mostly residential with some commercial.

6.3 It does not properly consider the potential cultural heritage value of the on-site building at 147-149 Wellington Street.

The subject property was not listed on the Register (Inventory of Heritage Resources) when the Zoning By-law Application was submitted to the City on January 11, 2018. It was added at a later time through the London Advisory Committee of Heritage (LACH) review of the

draft Cultural Heritage Screening Report (CHSR) – London Bus Rapid Transit System (WSP, February 6, 2018).

Our client was not aware of this process nor were made aware during discussions with staff prior to the acceptance of the Zoning By-law application.

An evaluation using Regulation 9/06 has been completed and it has been determined the property does not warrant designation under the Ontario Heritage Act.

SECTION 7 – CONCLUSION

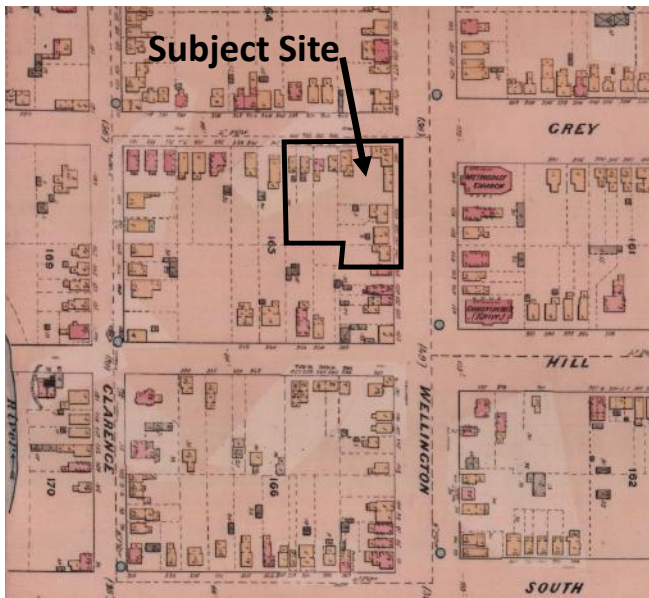
The proposed development is in keeping with the direction of the London Plan. It is not necessary that new development emulate existing built form or fabric; contrast is often an applauded solution, more so in an existing mixed-use context. The subject lands are situated within an area that is characterized by a mix of uses (residential, commercial, institutional, open space), densities (low-rise, high-rise residential), and architectural design. The subject lands are also within a Rapid Transit Corridor which are areas where intensification and higher densities are directed.

It is our opinion there are no cultural heritage resources on or adjacent to the subject lands.

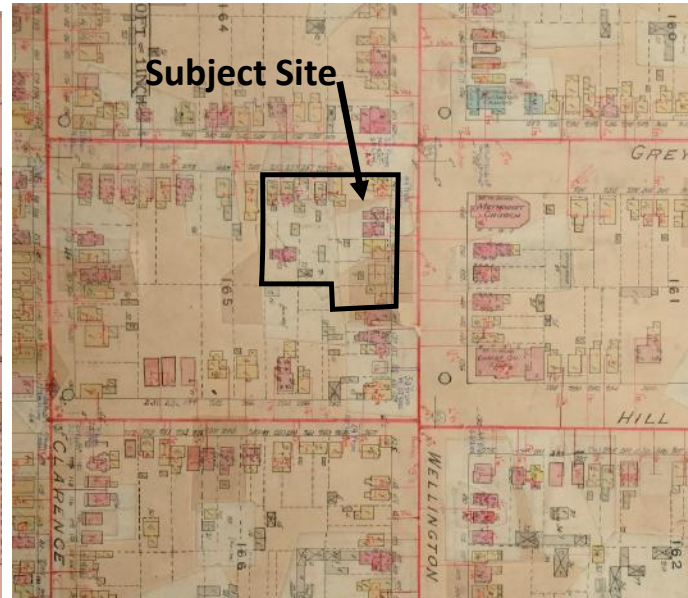
It has been demonstrated that none of the properties that make up the subject site are designated under the Ontario Heritage Act and 147–149 Wellington Street (Family Circle Restaurant) does not warrant designation under the Ontario Heritage Act. There is no heritage district plan in place, there are no adjacent designated heritage properties and the adjacent listed non-designated properties do not have heritage attributes because they have not been properly evaluated.

Appendix 1-5

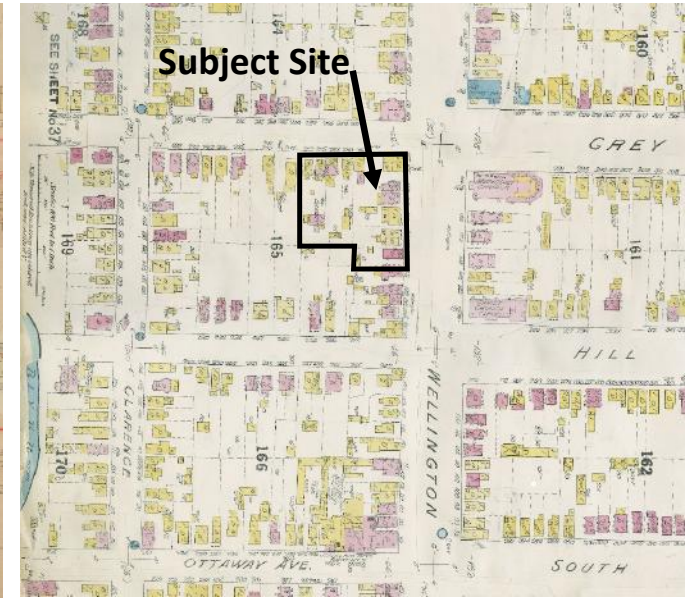
Fire Insurance Mapping



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

Evaluation of 147-149 Wellington Street using Ontario Heritage Act Regulation 9/06

Cultural Heritage Value	Criteria	Evaluation
The property has design value or physical value because it,	Is a rare, unique representative or early example of a style, type expression, material or construction method.	This type of architectural style is not a unique style in London and many better examples can be found throughout the City.
	Displays a high degree of craftsmanship or artistic merit	Any degree of craftsmanship or artistic merit that may have existed has been obscured or removed by the additions to the first-floor exterior. The gable in the roof remains intact and one of the only heritage features from the residential dwelling. It contains bargeboards ornamented with rows of roundels and fields filled with scalloped wood shingles. The gable contains paired windows with wood jambs and sills, rising from each jamb is a console bracket, fluted on the outside edge that supports a projecting board in the apex that features a sunburst design.
	Demonstrates a high degree of technical or scientific achievement	No evidence of a high degree of technical or scientific achievement was found.
	Has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community	Other than its relationship as part of the broader SoHo Neighborhood and early development in London, the building is not known to have any significant historical associations.
	Yields, or has the potential to yield, information that contributes to an understanding of a community or cultural	The property is not believed to yield, or have the potential to yield, information that contributes to an understanding of a community or culture.
	Demonstrated or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community	The property is not known to demonstrate or reflect the work of an architect, artist, builder, designer, or theorist who is significant to a community.
	Is important in defining, maintaining, or supporting the character of an area	147-149 Wellington Street is located in the SoHo Neighborhood (identified as a future HCD study area) and contributes to a common residential style of that area. However, the original residential structure has been altered to accommodate a commercial use. It is not the best example of the Queen Anne style in this area.
	Is physically, functionally, visually, or historically linked to its surroundings	This property does not display any unique, significant, or outstanding links to its surroundings.
	Is a landmark	The property is not believed to be a landmark.

147 -149 Wellington Street



Outline of Original Residential Dwelling



Gable Detail



South side of Building showing original window

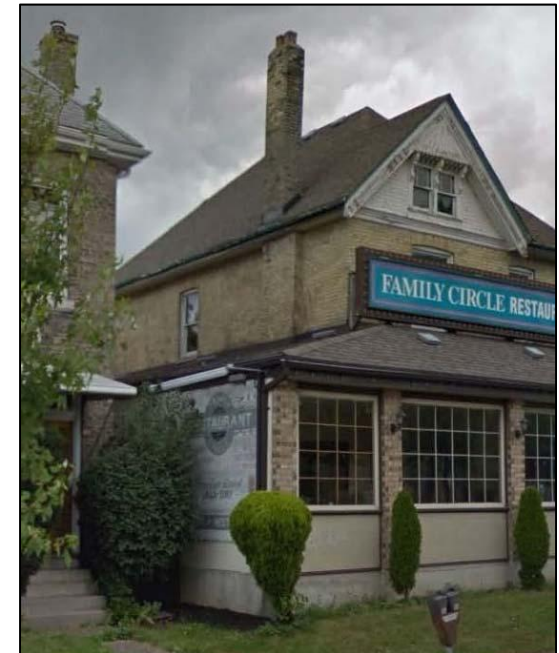
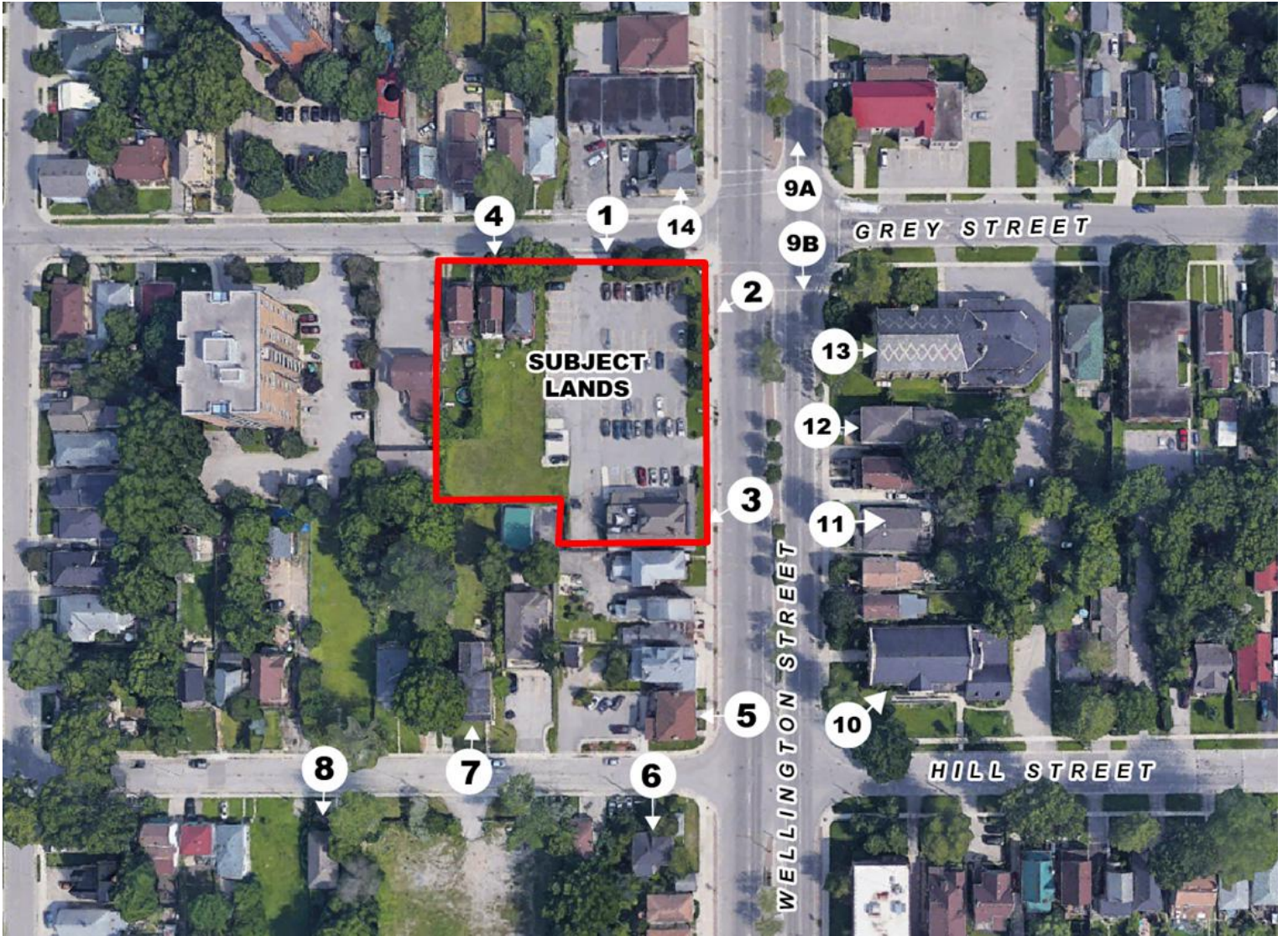


PHOTO INDEX MAP

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



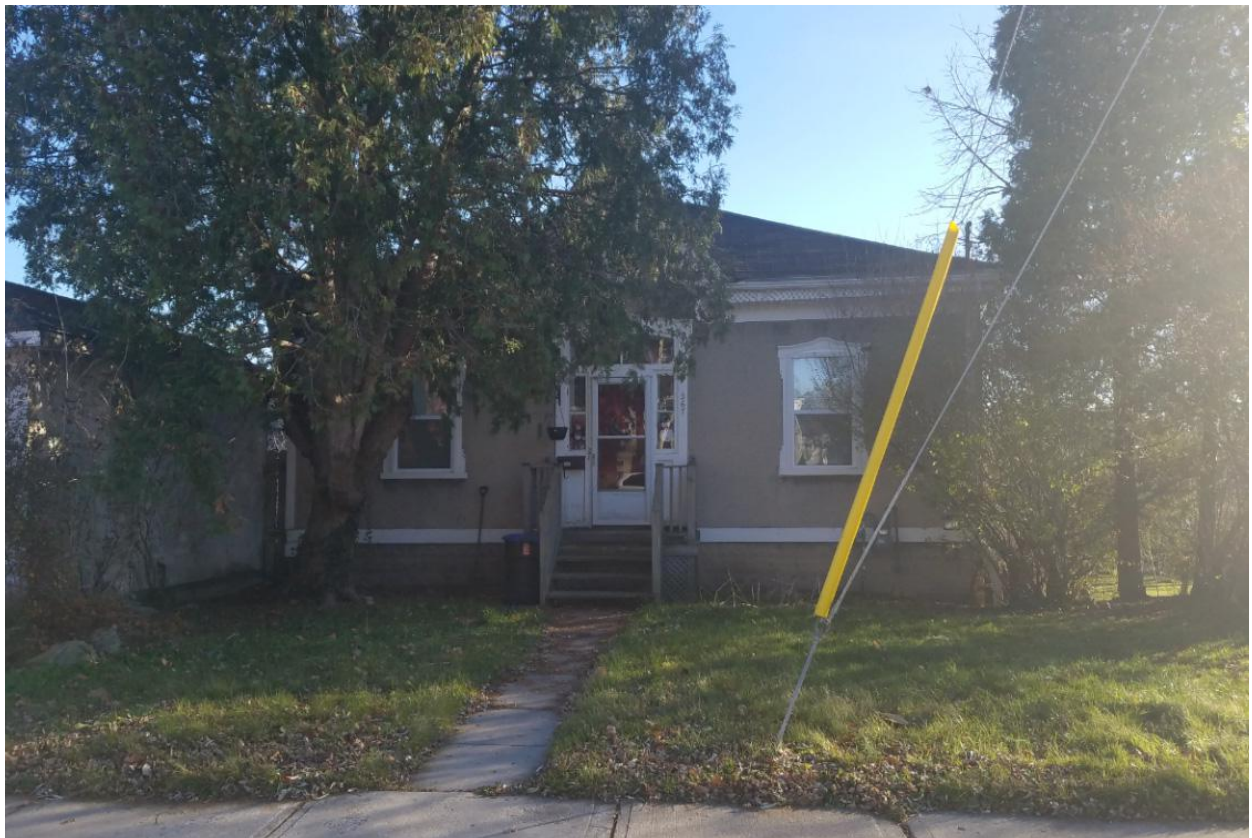
3. Family Circle restaurant in the south portion of the subject lands. To be demolished.



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



12. 152 Wellington Street looking east



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

Appendix A - Photo Inventory

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



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



Parking Calculations

Total Below Ground for Residences	162 Spaces
Total Above Ground for Residences	5 Spaces
Total Spaces for Visitors (1 per 10 units)	26 Spaces
Total Accessible Parking (1 + 3% of parking) 7 Required	7 Spaces
Total Overall (Area 2 = 1 per unit)	200 Spaces

Total Bike Storage (0.75 per unit)	1,660 SF (154 sq.m.)
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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17-019

ONE FORTY SEVEN

Jam Properties Inc.

CORNER PERSPECTIVE

AUGUST 23rd, 2018

A-002

zedd

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WELLINGTON STREET ELEVATION

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17-019 ONE FORTY SEVEN

Jam Properties Inc.

WELLINGTON PERSPECTIVE

AUGUST 23rd, 2018 A-003

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- MIXED BRICK - DARK
- RIBBED CONCRETE PROFILE - ORANGE TINT
- GLASS GUARD
- SAND TEXTURED CONCRETE FINISH
- RIBBED CONCRETE PROFILE - ORANGE TINT

- DECORATIVE METAL CANOPY
- SAND TEXTURED CONCRETE FINISH
- MIXED BRICK - DARK
- RIBBED CONCRETE PROFILE - ORANGE TINT
- SPANDREL PANEL - DARK WITH WHITE FEATURE
- GLAZING SYSTEM - DARK MULLIONS
- GLASS GUARD
- OFF-WHITE MASONRY CAP
- MIXED BRICK - DARK
- EXTERIOR LIGHT FIXTURE - UP/DOWN SCNCE
- POWDER COATED BLACK STEEL CANOPY FRAME

WELLINGTON STREET ELEVATION



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SAND TEXTURED CONCRETE FINISH
MIXED BRICK - DARK
GLASS GUARD
RIBBED CONCRETE PROFILE - ORANGE TINT
POWDER COATED BLACK STEEL CANOPY FRAME

DECORATIVE METAL CANOPY
MIXED BRICK - DARK
RIBBED CONCRETE PROFILE - ORANGE TINT
GLAZING SYSTEM - DARK MULLIONS
SAND TEXTURED CONCRETE FINISH
GLASS GUARD
OFF-WHITE MASONRY CAP
SPANDREL PANEL - DARK
EXTERIOR LIGHT FIXTURE - UP/DOWN SCNCE
MIXED BRICK - DARK

GREY STREET ELEVATION



WELLINGTON STREET ELEVATION



GRET STREET ELEVATION

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17-019 ONE FORTY SEVEN

Jam Properties Inc.

PODIUM

AUGUST 23rd, 2018 A-006

zedd

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UDPRP Response – 147-149 Wellington Street – Jam Properties

Date of UDPRP Review – Zoning By-law Amendment – Review Date May 16, 2018.

	<u>UDPRP Comments</u>	<u>Zedd Response</u>
1	<p>A The Panel commends the high level of the Applicant's submission documents. Furthermore, presenting the evolution of the project was very helpful and offered insight into opportunities that could be explored</p> <p>B further to assist in breaking down the proposed massing.</p>	<p>A No Action Required</p> <p>B Further refinements in the overall design have occurred where the physical massing has been reduced on both Grey and Wellington Streets reinforcing distinct and significant stepping in the building façade and reducing the massing and floor plate of the tower. Further refinements in the articulation of materials has also contributed to additional contextual scale reduction.</p>
2	<p>A The Panel has concern over the massing of the proposed building on the site and its significant presence at the corner of Wellington Street and Grey Street.</p> <p>B Consideration should be made for additional volume at the entrance, and possible glazing, to mitigate this concern.</p>	<p>A The building has been significantly modified on both street frontages to reduce the overall massing of the building and in turn decreasing the tower floor plate to approx. 1000 meters sq. and number of units.</p> <p>B Glazing at the entry façade as well as a glazed canopy have reinforced the entrance area that in turn assists in a strong identifying entry feature and in turn breaks the building massing.</p>
3	<p>The Panel noted that the length of the tower wings on both Wellington Street and Grey Street seem out of scale to the existing and planned context of the site and neighbourhood, resulting in a large street wall affecting the public realm.</p>	<p>The tower wings are limited to 8 storeys on Wellington Street as per Planning recommendations and reduced to 7 storeys on Grey Street.</p> <p>In both instances the major setbacks are 3 meters. The Wellington Street podium is 5 storeys and the tower wing 3 storeys providing a well proportioned hierarchy of form. This is repeated on Grey Street with a 4 storey podium and 3 level tower wing. In addition the tower itself has reduced in mass providing a more subtle composition of the podium and tower wings.</p> <p>Grey Street has a podium of 4 storeys to respond to the narrower street and residential nature heading west – stepping to the 7 storeys – which is well below the adjacent existing apartment building consisting of 10 storeys.</p> <p>Wellington Street, with the BRT planned intensification anticipated in the London Plan, would see the context evolve to larger building forms.</p> <p>This is the first building to be incorporated within the Intensification Plan – and the need for a future vision is a necessary instrument in assessing the project in this location.</p>

4	<p>The Panel noted that the size and height of the podium massing is large in comparison to the surrounding residential neighbourhood, creating a disconnect between this development and its context. It was noted the podium would benefit from further articulation, to breakdown its scale, making it relate more to the context and reduce its presence on the streetscape.</p>	<p>The podium wings have been provided further design detailing with additional façade planes to create shadow and distinctive breaks in the façade. This and a material change now undulates the former linear form of the wings into a scale that is in keeping with the context of the historical streetscape.</p>
5	<p>The Panel noted that the overall massing would cast significant shadowing for an extended period on the surrounding low-rise residential neighbourhoods outside of the planned transit corridor.</p>	<p>An appropriate shadow study would be necessary to verify this comment of a '<i>significant affect outside the planned transit corridor</i>'. The overall footprint of the tower has also been decreased to approx. 1000 meters sq. Noting that this is a planned higher density BRT Corridor then the results of shadow affect would be expected as part of the results of increased development and height. The shadow study provided as part of the submission indicates that western cast shadows at summer solstice June 21 8:a.m. have little affect on the Grey Street residences on the north side of Grey Street. The easterly cast shadows summer solstice June 21st. 6 pm - fall primarily over Wellington Street and the commercial buildings on the east side of Wellington Street. While the tower component shadow extends further affecting 1 or 2 houses at a time in an easterly direction – It should be noted that the tower component the development has now been reduced to a 10,000 sq. ft. footprint reducing its shadow affect south east and west. This footprint is a Planning recommended and preferred size in order to mitigate the shadow affect. An updated shadow study would further define these parameters upon submission for SPA.</p>
6	<p>The Panel suggested considering warmer materials to better relate to the surrounding context. The Panel commended the applicant on the design details that incorporate the orange accent colour and the texture, depth and articulation of the building.</p>	<p>The podium exterior will be brick in order to emulate the residential nature of the neighborhood that consists of a mixture of residential types both in brick and wood cladding. As noted additional color and texture and depth in the materials and design will further articulate the building.</p>
7	<p>The Panel noted that the balcony features emphasize the horizontality of the building wings, seemingly extending the massing and length of the building – they may benefit</p>	<p>There are three or four types of exterior private spaces for the inhabitants of the building. The lower podium units incorporate a recessed balcony for the purposes of privacy to the street – cars and pedestrians. The</p>

	<p>from emphasizing the verticality of the project, reducing its perceived width.</p>	<p>tower and tower wings have both traditional slab balconies where they can tuck partially into the corner of the building and the articulated C-shaped balconies that are designed as vertical elements that are staggered on the building façade to draw your eye upward. These more expressive balconies incorporate the textured and colored panels noted in item 6 above by the Panel.</p> <p>The podium as noted above has been re-designed and is much more segmented and articulated to reduce significantly the linear form of the podium.</p>
8	<p>The Panel noted that the building would benefit from a simplification of form and elements, to help reduce its massing and reduce its presence on the site.</p>	<p>The building as noted has been re-designed to reduce the overall massing and incorporate many of the comments received from the Panel while maintaining the essence of the design and maintain a level of articulation in form, color and texture.</p>
9	<p>There is concern from the Panel about the proposed “bonusable” features that would support an increase in height from the allowable 12 storeys to 16 storeys, per the London Plan, let alone the proposed 18 storeys. The panel appreciates the underground parking and the level of design attention and detail given to this project. However, the Panel would recommend that the massing reduce to better relate to the surrounding public realm and be in keeping with the allowable building heights outlined in the London Plan.</p>	<p>“The “bonusable” features for the proposed development have been subject to ongoing discussions with City Staff and will be determined once the specifics of the development (ie. height, density, etc.) have been finalized.</p> <p>However, it should be noted that the bonusable features may extend beyond an enhanced building design, underground parking, etc. Other items or contributions that are deemed to be of benefit to the public may be included as well in order for the overall bonusing to be commensurate with the increased height and density for the project.</p>

Diagram 1 – Revisions to Building Design – April – August 2018



APRIL 18 2018 SUBMISSION



262 UNITS



REVISIONS - POST UDPRP PANEL - MAY 16 2018



ELEVATIONS PRESENTED AT PUBLIC MEETING JUNE 26 2018 246 UNITS



REVISIONS - POST MEMO PLANNING - JULY 31 2018



240 UNITS



AUGUST 24 2018 FINAL ELEVATIONS

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POST PLANNING MEMO JULY 31 2018 – DESIGN REVISIONS

Podium Review

The variation in height for the podium is integral to the building design and specifically to the corner entrance at Wellington and Grey Streets.

Wellington Street is over 3 times the width of Grey Street, it is and shall be a much busier street with commercial based activities that warrants and can incorporate a taller podium level. Grey Street is much narrower and will and should be more residential in nature and scale. The podium levels respond to these two conditions and look to consciously avoid a standard datum line around the building that reinforces a linear mass.

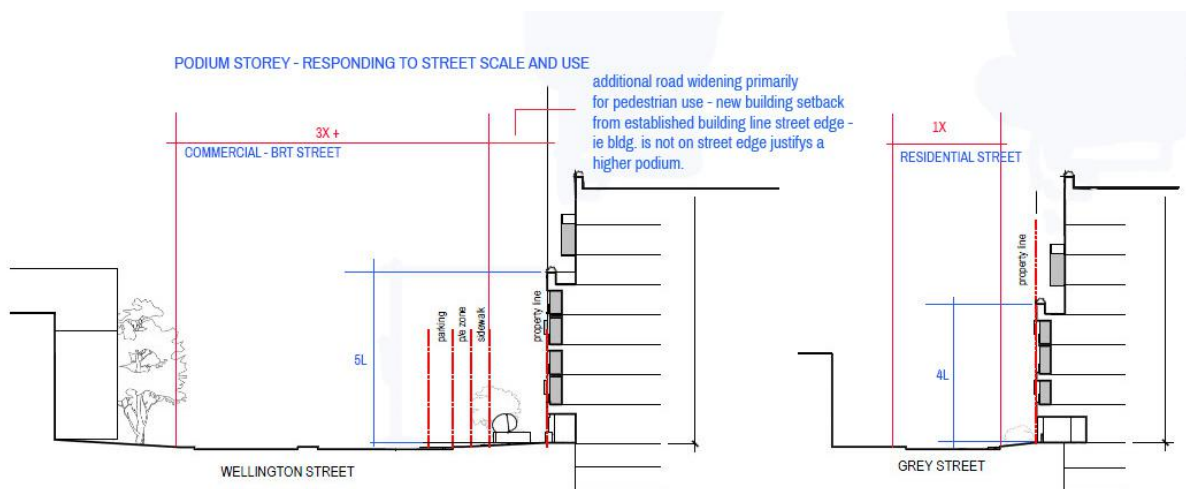
Further these two variations in levels are intentional in order to allow for an architectural transition at the entry that is fully glazed and in contrast to the brick faced podium. This creates tension and interest for the building and strengthens the corner building entry as a strong visual architectural statement.

The taller podium also serves to provide appropriate proportions to the massing elements along Wellington Street that would see a base of 5 storeys and the tower wings at 3 storeys running horizontally – that tie into the similar proportioned building cantilever running vertically. Changes to the podium to 4 storeys would simply cause an imbalance in this façade and has no merit in urban design nor architectural design as identified above. Grey Street podium maintains 4 storeys with a reduction to the tower wing to 3 storeys as well as being pronounced with an additional step in the façade.

The building has undergone several revisions responding to multiple requests for changes to address the massing while looking to maintain the integrity of the building design. These requests have been responded to with care noting that they have a significant domino affect on the design of the building which is now a very complex series of stepping forms both vertically and horizontally in elevation and plan that far exceeds any other building design in London to date. It is therefore imperative that an understanding of the design and the integrity of same is understood.

We trust the explanation and direction presented above as well as the diagrams below will provide that understanding.

Diagram 2 – showing Wellington and Grey Street – widths in comparison to podium heights.



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.