

Westdell Development Corp.

Heritage Impact Assessment

952 Southdale Road West/2574 Colonel Talbot Road

Prepared by:

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Revision History

Rev #	Date	Revised By:	Revision Description
0	May 8, 2019	M. Greguol	Draft Report
1	May 9, 2019	M. Greguol	Final Report

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Executive Summary

AECOM Canada Ltd. (AECOM) was contracted by Westdell Development Corp. (Westdell) to complete a Heritage Impact Assessment (HIA) for the proposed development of 952 Southdale Road West, in the City of London, Ontario. The proposed project involves residential and commercial development consisting of 3 storey townhouse units to be constructed on the north side of the property, and proposed commercial uses on the south side of the property (See Section 6, and Appendix A).

The adjacent property, 2574 Colonel Talbot Road, is listed on the City of London's Inventory of Heritage Resources (the Register). The listing for the property describes it as the "Green Property", including a Queen Anne Revival residence constructed c. 1890. It should be noted that the property appears to have been subdivided and the Queen Anne Revival house is now within the property limits of 2536/2544 Colonel Talbot Road. This HIA was prepared in order to assess the potential impacts that the proposed development at 952 Southdale Road may have on the adjacent heritage resources. For the purposes of this HIA, the adjacent properties include 2574 and 2536/2544 Colonel Talbot Road.

A site investigation was undertaken on April 25, 2019 in order to document the structures and landscape of the subject property at 952 Southdale Road West, and the adjacent properties at 2356/2544 Colonel Talbot Road, and 2574 Colonel Talbot Road. As a result of property access restrictions, the adjacent properties were documented from the public right-of-way, as well as from the subject property at 952 Southdale Road West. Due to the property restrictions, a complete analysis of the structures on the adjacent properties could not be completed; however, this approach allowed conclusions to be made about the properties and the potential impacts of the proposed development.

As described above, the subject property at 952 Southdale Road West consists of primarily of an agricultural field and a woodlot, and does not have cultural heritage value or interest.

The adjacent property at 2574 Colonel Talbot Road is included on the Register as a Priority 3 property. According to the Register:

"Priority 3 buildings may merit designation as a 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 building of a higher priority."

This HIA concluded that no direct or indirect impacts to cultural heritage resource were identified as a part of the proposed development. As a result, no mitigation strategies are required. No further assessment is recommended.

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1. Introduction

1.1 Study Purpose

AECOM Canada Ltd. (AECOM) was contracted by Westdell Development Corp. (Westdell) to complete a Heritage Impact Assessment (HIA) for the proposed development of 952 Southdale Road West, in the City of London, Ontario. The proposed project involves residential and commercial development consisting of 3 storey townhouse units to be constructed on the north side of the property, and proposed commercial uses on the south side of the property (See Section 6, and **Appendix A**).

The adjacent property, 2574 Colonel Talbot Road, is listed on the City of London's Inventory of Heritage Resources (the Register). The listing for the property describes it as the "Green Property", including a Queen Anne Revival residence constructed c. 1890. It should be noted that the property appears to have been subdivided and the Queen Anne Revival house is now within the property limits of 2536/2544 Colonel Talbot Road. This HIA was prepared in order to assess the potential impacts that the proposed development at 952 Southdale Road may have on the adjacent heritage resources. For the purposes of this HIA, the adjacent properties include 2574 and 2536/2544 Colonel Talbot Road.

1.2 Study Method

The City of London does not have a specified Terms of Reference for the preparation of HIAs. As a result, the general tasks and processes identified in relevant Ministry of Tourism, Culture, and Sport (MTCS), and Provincial Policy Statement (PPS) guidance documents have been utilized in the preparation of this report.

This HIA was prepared according to the guidelines set out in the MTCS Heritage Resources in the Land Use Planning Process document included as a part of the Ontario Heritage Toolkit. For the purposes of this report, AECOM undertook the following tasks:

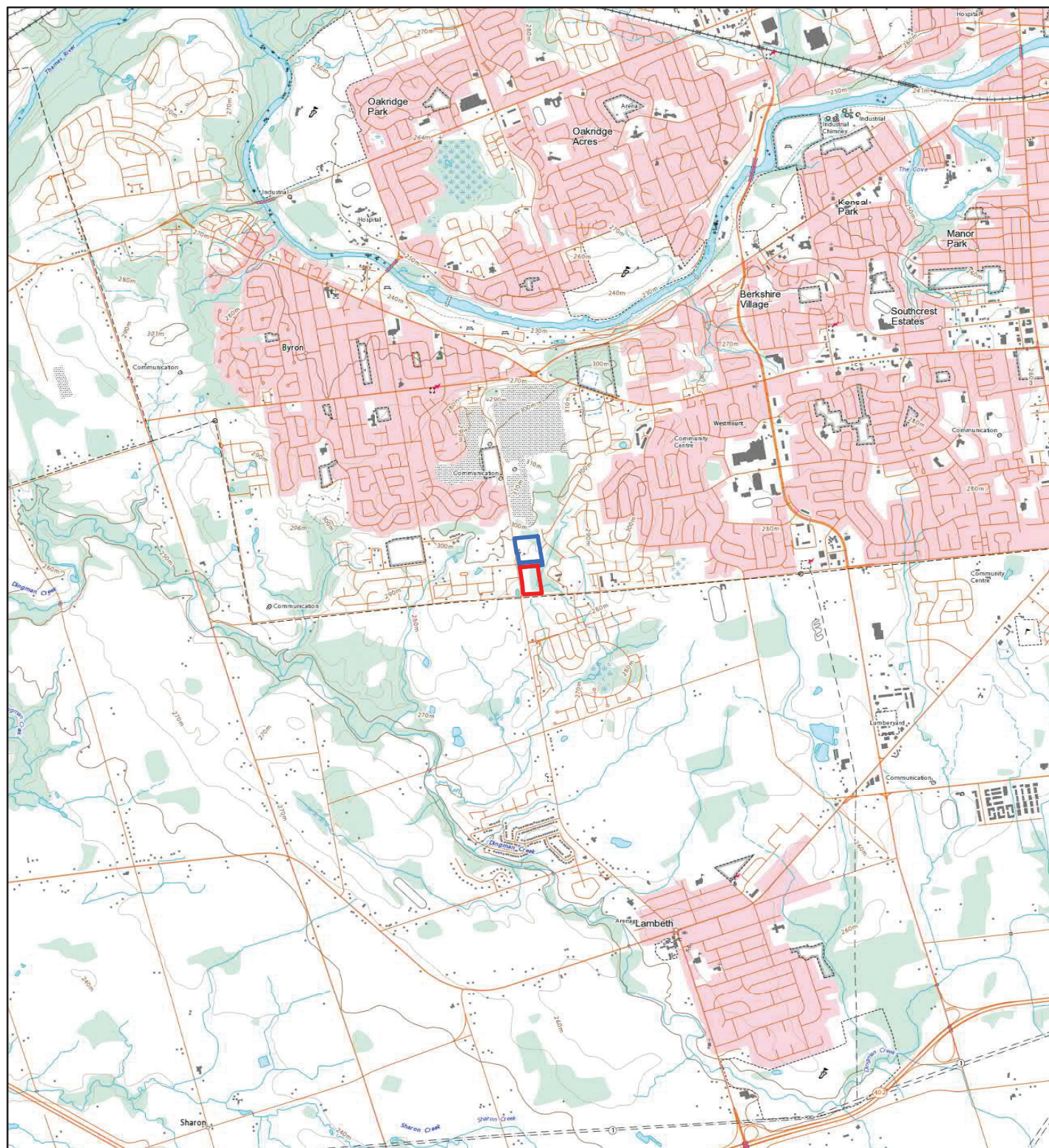
- 1) Review of appropriate legislative and planning framework;
- 2) Review of the City of London's Register, as well as the Ontario Heritage Trust's online inventory of buildings, museums, and easement properties, the Canadian Register of Historic Places, and the Directory of Federal Heritage Designations;
- 3) Preparation of a land use history of the subject property based on a review of primary and secondary resources, historic mapping, and aerial coverage;
- 4) A site investigation, undertaken on April 25, 2019, to document the existing conditions of the properties;

- 5) Review of the identified cultural heritage value or interest of the property and adjacent properties;
- 6) Identification and description of the proposed undertaking;
- 7) Assessment of impacts to identified cultural heritage value and heritage attributes;
- 8) Identification of potential mitigation strategies and preparation of recommendations to ensure the conservation of identified cultural heritage value.



1.3 Description of Subject Lands

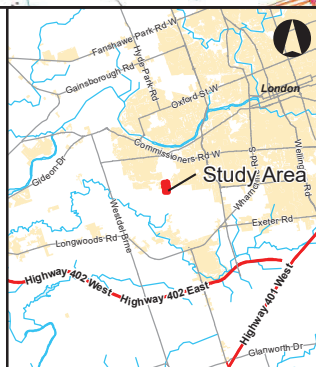
The subject property consists of a rectangular lot, comprised of a portion of the parcel historically known as Lot 42, Concession 1, in the former Township of Westminster, Middlesex County, Ontario (**Figures 1 and 2**). The property is located on the northeast corner of the intersection of Southdale Road West and Colonel Talbot Road. The existing parcel is 10.08 acres (ac) of agricultural field and woodlot. No structures are located on the subject property.

The adjacent properties consist of a rectangular lot at 2574 Colonel Talbot Road, and an irregularly-shaped lot at 2356/2544 Colonel Talbot Road. The property at 2574 Colonel Talbot Road consists of 3.44 ac lot with two frame outbuildings on the property that appear to be used for selling produce. The property at 2356/2544 Colonel Talbot Road consists of an 8.87 ac lot that includes two residential structures, a timber frame barn, and a series of outbuildings. The northern most residential structure consists of a one-and-a-half storey buff brick residence constructed in the Queen Anne Revival style commonly found in London. The southernmost residential structure consists of a single storey vernacular frame dwelling clad with horizontal metal siding.



Legend

-  Study Area
-  Adjacent Properties



Heritage Impact Assessment
952 Southdale Road West and 2574 Colonel Talbot Road
London, Ontario

Location of Study Area

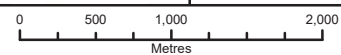
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Figure 1

AECOM

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2. Policy and Planning Framework

2.1 Planning Act and Provincial Policy Statement

The *Planning Act* (1990) and the associated *Provincial Policy Statement* (2014) provide a legislative framework for land use planning in Ontario. Both documents identify matters of provincial interest, which include the conservation of significant features of architectural, cultural, historical, archaeological, or scientific interest. The *Planning Act* requires that all decisions affecting land use planning matters “shall be consistent with” the Provincial Policy Statement (PPS). In general, the PPS recognizes that Ontario’s long-term prosperity, environmental health, and social well-being depend on protecting natural heritage, water, agricultural, mineral, cultural heritage, and archaeological resources for their economic, environmental, and social benefits.

Section 2 of the *Planning Act* makes a series of provisions regarding cultural heritage. Section 2 of the *Planning Act* identifies various provincial interests that must be considered by the relevant authorities during the planning process. Specific to cultural heritage, Subsection 2(d) of the *Planning Act* states that, “The Minister, the council of a municipality, a local board, a planning board and the Municipal Board, in carrying out their responsibilities under this Act, shall have regard to, among other matters, matter of provincial interest such as...the conservation of features of significant architectural, cultural, historical, archaeological or scientific interest.”

As one of 18 interests to be considered, cultural heritage resources are to be considered within the framework of varying provincial interests throughout the land use planning process.

Pursuant to Section 3 of the *Planning Act* the PPS 2014, Policy 2.6.1 states, “*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 and/or districts as being of cultural heritage value or interest. The province or municipality may also “list” a property or include a property on a municipal register that has not been designated but is believed to be of cultural heritage value or interest. *Ontario Regulation 9/06, Criteria for Determining Cultural Heritage Value or Interest* (O. Reg. 9/06) under the *Ontario Heritage Act* provides criteria for determining cultural heritage value or interest. If a property meets one or more of the criteria it may be designated under Section 29 of the *Ontario Heritage Act*.

2.3 City of London Policies

2.3.1 The London Plan

The *London Plan* is the City's new Official Plan. The *London Plan* sets out a new approach for planning in London which emphasizes growing inward and upward, so that the City can reduce the costs of growth, create walkable communities, revitalize urban neighbourhoods and business areas, protect farmlands, and reduce greenhouse gases and energy consumption. The plan sets out to conserve the City's cultural heritage and protect environmental areas, hazard lands, and natural resources. The plan has currently been approved by the Ontario Ministry of Municipal Affairs.

Specifically related to heritage conservation, the *London Plan* outlines a number of policies related to the conservation of cultural heritage resources within the City. The General Cultural Heritage Policies related to Design note:

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.

2.3.2 Inventory/Register

The City of London's *Inventory of Heritage Resources* (the *Register*) (2006) was adopted as the *Register* pursuant to Section 27 of the *Ontario Heritage Act* by Municipal Council on March 26, 2007. The *Register* includes information related to the listing of properties in London of recognized or potential cultural heritage value or interest. The *Register* includes a priority level system for identifying properties of greater priority and/or significance for heritage recognition. In addition, properties designated under the *Ontario Heritage Act* are maintained on the City's *the Register*. The *Register* is a living document subject to changes and approvals by Council, who are advised by the London Advisory Committee on Heritage (LACH).

The adjacent property for this HIA at 2574 Colonel Talbot Road includes a Priority 3 listing. The following definitions are included in *the Register*:

- Priority 1 buildings are London's most important heritage structures and merit designation under Part IV (Section 29) of the *Ontario Heritage Act*. This group includes not only landmark buildings and buildings in pristine condition, but also lesser known structures with major architectural/historical significance.

- Priority 2 buildings merit evaluation for designation under Part IV of the *Ontario Heritage Act*. They have significant architectural and/or historic value.
- 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 architecture features or historical associations, be part of a significant streetscape or provide an appropriate context for buildings of a higher priority.

3. Historical Context

3.1 Middlesex County, Westminster Township, City of London

The subject property is located in what was historically Westminster Township, in Middlesex County. The former Westminster Township was one of the earliest townships to be settled within Middlesex County. The Township was first surveyed by Mahlon Burwell and land patents were issued by the Crown for land within Westminster Township as early as 1812. The lots were divided by the double front system which was commonly used by the Crown between 1815 and 1829.

Some of the earliest roads within Westminster Township were Commissioners and Longwoods Roads, and the North Talbot Road (now Colonel Talbot Road). Commissioners Road and Longwoods Road are believed to have followed Native hunting trails before being formalized into the settler road network. Colonel Talbot Road, previously known as the North Talbot Road was the northern extension of a colonial settlement road system that stretched from Long Point to Windsor.¹

The Thames River had a profound impact on the growth of London. Historically, the city developed at the junction of the north and south branches of the river. In 1826, a town plot was surveyed by Mahlon Burwell with settlement beginning shortly after around the Forks of the Thames along Ridout Street and the Talbot Block. Settlement in London began to expand rapidly after the construction of the courthouse in 1827 with the population reaching 1,000 by 1835.

London underwent a number of population booms throughout its history beginning when the 32nd Regiment was stationed in London in 1838. Development of saw, cording, and grist industry powered by the Thames River and Medway Creek assisted the city's growth in the mid 1800's, bolstered by the arrival of the railways in the 1850s with the Great Western Railway in 1853, the London Port Stanley Railway in 1856, and the Grand Trunk Railway in 1858. Steady growth in London continued as the city was established as a financial centre for the surrounding regions with large manufacturing industries taking root, including the Carling and Labatt's Brewery and the London Cigar Industry. London was incorporated as a Village in 1840 and by 1855 the population had leapt to 10,000 at which time it officially became a city.

In the early-20th century, the City of London continued to grow with the rise of the automobile. By the 1920s suburban development began to extend out from the city's core. However, significant growth out towards the study area did not occur until much later in the century. By 1948, the present-day Colonel Talbot Road and the Wharncliffe Highway (now Wharncliffe Road) were rapidly urbanizing, however, they primarily served as arterial roads to the urbanized areas of London.

¹ *London Street Names: An Illustrated Guide*, edited by Michael Baker and Hilary Bates Neary, Toronto: James Lorimer and Company Ltd., 2003, p. 27-28.

In the decades following World War II, rapid subdivision expansions into the rural portions of the surrounding townships eventually lead to a series of annexations. In 1961, a major annexation of portions of the townships surrounding London, including Westminster Township, resulted in the addition of land and close to 60,000 people to the City. As a result, the size of the City grew from approximately 28 to 160 square kilometres.

The subject property is part of what used to be the almost entirely rural areas of Westminster Township, located west of the City of London. The area would eventually be annexed into the boundaries of the City, late in the 20th century. Annexations continued to result in the physical and demographic growth of London, north of the subject property. Between 1950 and 1959 various small annexations took place from areas of London and Westminster Townships. A major annexation in 1961 resulted in the addition of 60,000 people to the City. With the expansion outwards from the City's core, London's physical appearance on the outskirts of the City have transitioned from a rural outskirts to suburban expansion. Lockwood Park, Sherwood Forest, and Oakridge Acres are residential outcomes of the suburban expansion of the City.² In 1993, an extensive annexation of large portions of Westminster Township resulted in the further demographic and geographic growth of the City. The subject property was annexed as a part of this late-20th century annexation.

3.2 Southdale Road

Southdale Road was formed as a result of the Crown survey undertaken by Mahlon Burwell in the early-19th century. Based on Burwell's 1821 (revised to 1843) *Survey of the Township of Westminster*, the original 200 acre lots in this area of Westminster Township had already been severed into smaller parcels of land by as early as 1843. As a result of these early severances, there are a number of landowners illustrated on each lot with lot severances continuing to alter the landscape and land ownership throughout the 19th century.

By 1862 the lots along Southdale Road were significantly subdivided with isolated structures depicted on historic mapping. Between what would become Colonel Talbot Road and Wonderland Road, only one structure is illustrated. No early community or village settlement had occurred within the study area by the late 19th century; however, a number of large farmsteads were present by 1878 which were fronted along the early roads in Westminster Township. The lack of village settlement and the presence of large farmsteads indicate that land use in the area was focused primarily on agriculture. The closest hamlet or village was Lambeth, located approximately three kilometres to the south.

² City of London, "Founding of the Forest City"; Frederick H. Armstrong, *The Forest City: An Illustrated History of London, Canada*, Windsor: Windsor Publications, 1986; Edward G. Pleva, "Planning in the London Area: An Overview", in *Simcoe's Choice: Celebrating London's Bicentennial*, ed. Guy St. Denis, Toronto: Dundurn Press, 1992.

At the beginning of the 20th century, the study area remained relatively rural with isolated structures located along the north and south sides of road. While the City of London continued to grow outwards from the Forks of the Thames, the study area remained relatively isolated with minimal growth on the north and south sides of the road. Major development did not take place along Southdale Road until well after the annexations in the late-20th century.

Shortly after the major 1961 annexation of portions of Westminster Township, Southdale Road was renamed to its existing name. Prior to the mid-1960s it was known simply as 2nd Concession, or was unofficially referred to as “Dearness Road”. In 1963, The London Free Press covered the road naming debate noting that the name “Glendale Road” was favoured by residents of the road, however, the name was rejected by the City as a Glendale Road already existed. By 1964, the name “Southdale Road” was chosen, evidently by residents in favour of incorporating “Dale” into the name as a reference to one of the early settlers along the road. Reportedly in the 1960s, descendants of the Dale family still lived along Southdale Road. Between 1972 and 1973, the City undertook a major road reconstruction effort from Colonel Talbot Road to Wonderland Road. In addition, Wonderland Road appears to have been realigned in the late-20th century, to its current configuration at the intersection of Southdale Road. Previously, Wonderland Road terminated at Southdale Road, approximately 500 metres west of its current alignment.

The streetscape character and appearance of Southdale Road has drastically changed over the last 20 years, and the landscape is currently in transition as urban and suburban development continues to take place along the north and south sides of the road. As the area develops from a former agricultural area between Lambeth and the core of London, the emergence of large commercial properties at Colonel Talbot Road and Wonderland Road, and residential subdivisions located on the north and south sides of Southdale Road are the most telling characteristic of the transition in land use. Today, few visible features remain of the historic landscape aside from isolated farm fields and a few remaining barns.

3.3 Site History – Lot 42, Concession 1

As part of the background review, historic maps of Westminster Township were reviewed to consider the development history of the subject property and adjacent properties. A series of historic maps were reviewed including Tremaine’s 1862 *Map of the County of Middlesex* and the 1878 *Illustrated Historical Atlas of Middlesex County*. On the 1862 Tremaine map, the landowners of Lot 42, Concession 1 include J. Rogers and Lord Montcastle along the west side of the lot, and John Skyse on the east.

The 1878 *Illustrated Historical Atlas of Middlesex County* depicts the lot as substantially subdivided by that time, with one farmstead fronted along Southdale Road West in the eastern corner of the lot, and one farmstead and orchard in the middle of the lot fronted along Colonel Talbot Road. Landowners listed on Lot 42 include J. Rogers, J. Skyse, Pirney Flint, and J. Cassady. At this time,

urban development remained focused near the Thames and there is no evidence of village development within the study area or immediately adjacent to the study area (**Figure 3**). Based on the historic maps, by 1878, land in this portion of Westminster Township remained primarily under agriculture.

Additional 20th century resources were reviewed including early and mid-20th century topographic mapping and historical aerial photography in order to consider the development history of the subject property and the adjacent properties. By 1913, historic topographic mapping indicates that a masonry building had been constructed on the property at 2536/2544 Colonel Talbot Road. Based on the site investigation completed for this report, it is assumed that the existing Queen Anne Revival residence on the property was likely constructed c.1890 and is the structure depicted on the topographic map. The subject property, and the property at 2574 Colonel Talbot Road are depicted with structures (**Figure 4**). The subject property and the adjacent property remain unchanged in 1938 mapping, however, by 1948 an additional structure is shown on the 2356/2544 property (**Figure 5** and **Figure 6**).

Historic aerial photography further depicts the development history of the properties. Aerial coverage indicates that by 1955, the properties remain relatively unchanged, however, by 1967 a few structures are shown on the 2574 property, likely the currently existing outbuildings. The subject property at 952 Southdale Road West has remained an undeveloped agricultural property throughout all of the reviewed resources (**Figure 7** and **Figure 8**).

3.4 Queen Anne Revival – c. 1880-1915


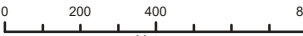
The adjacent property at 2536/2544 Colonel Talbot Road includes a 2-storey buff brick dwelling constructed in the Queen Anne Revival style.

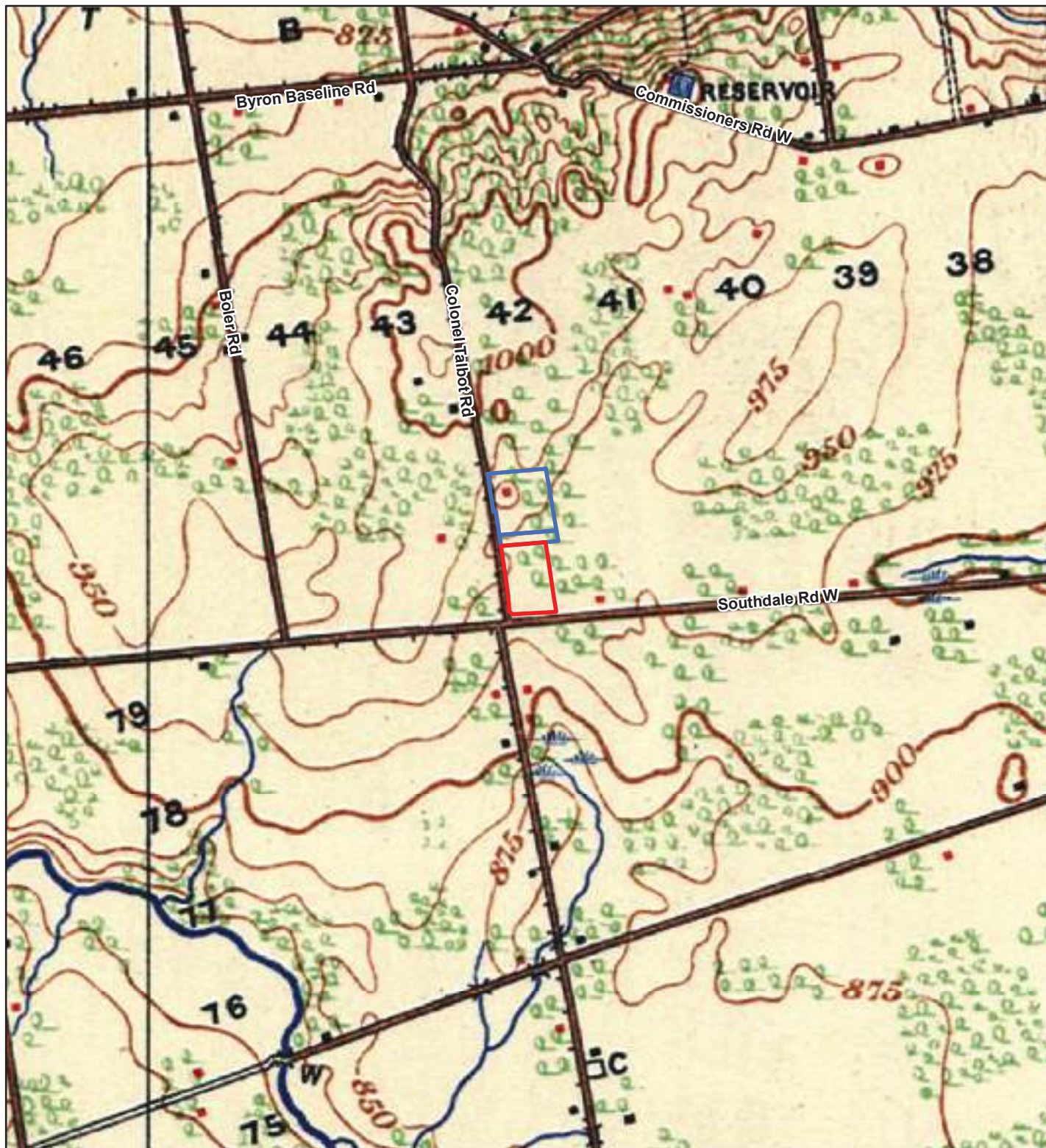
A revival style of the late nineteenth century, the Queen Anne style was inspired by English homes of the mid-to-late 17th century. The style was named by English architect Richard Norman Shaw, although it is somewhat of a misnomer as Queen Anne only ruled from 1702-14. The style is characterised by asymmetrical, irregular silhouettes and an abundance of detail and design elements. Turrets, dormers, steep gables and bay windows are often used in various combinations. A variety of cladding materials are used, including brick, terracotta tile, imbricated shingles, and carved stone, frequently on the same building. A highly decorative style, stained glass windows and elaborate woodwork provide visual impact.³ Later examples of the style often follow a simpler, boxier design with more classically-inspired details such as dentil moulding and Palladian windows.⁴

3. John Blumenson. *Ontario Architecture: A Guide to Styles and Building Terms 1784 to Present*. Markham, Ontario: Fitzhenry & Whiteside, 1990. p. 102-103

4. Alex Bozikovic & Patricia McHugh. *Toronto Architecture: A City Guide (Revised Ed.)*. Toronto: McClelland and Stewart, 2017. p. 16

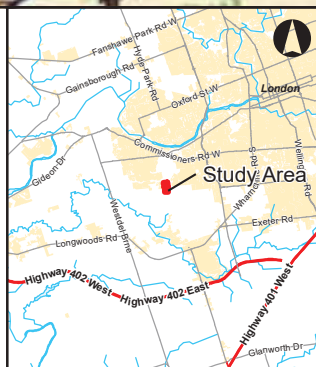


Heritage Impact Assessment	
952 Southdale Road West and 2574 Colonel Talbot Road London, Ontario	
Study Area, 1878	
May 2019	1:20,000
	Datum: NAD 83 UTM17 Source: LIO 2017, H.R. Page and Co. 1878
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Figure 3	
	
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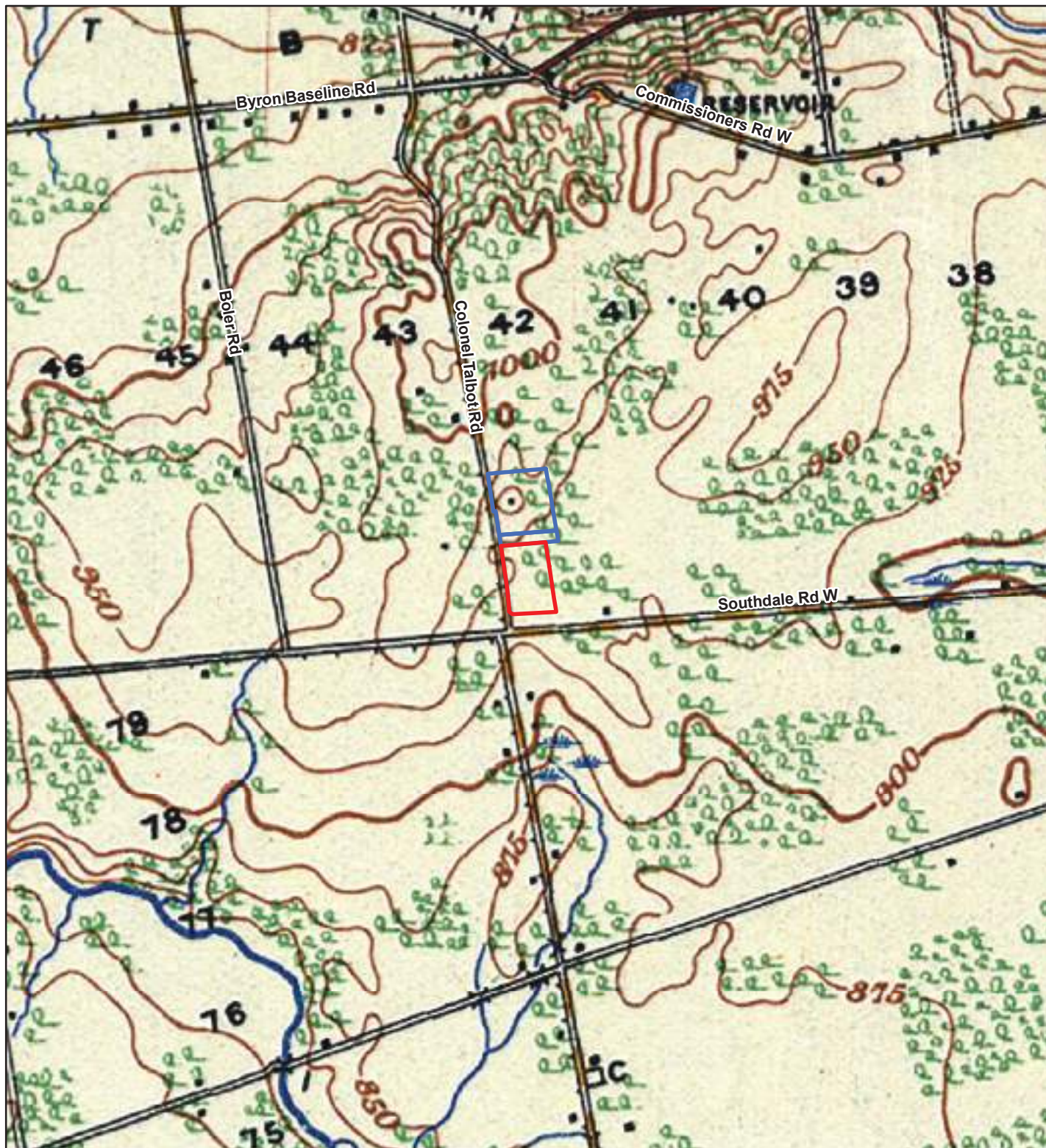


Legend

- Study Area
- Adjacent Properties

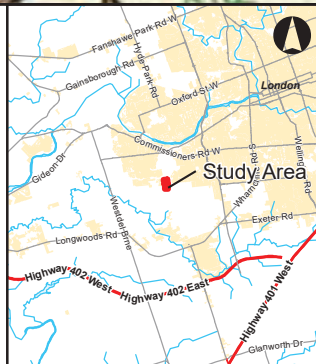


Heritage Impact Assessment 952 Southdale Road West and 2574 Colonel Talbot Road London, Ontario		
Study Area, 1913		
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Legend

- Study Area
- Adjacent Properties



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952 Southdale Road West and 2574 Colonel Talbot Road
London, Ontario

Study Area, 1938

May 2019	1:20,000	Datum: NAD 83 UTM17 Source: LIO 2017, Department of National Defence 1938
PH: 60601527	V#:	

AECOM

Figure 5

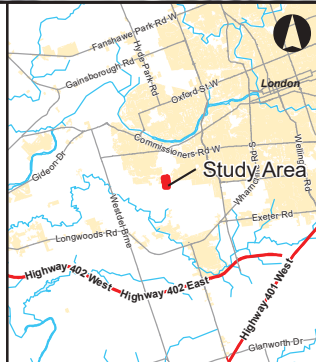
0 200 400 800
Metres

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Legend

- Study Area
- Adjacent Properties



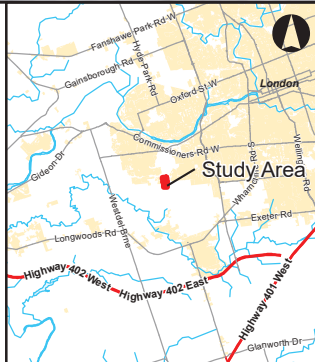
Heritage Impact Assessment 952 Southdale Road West and 2574 Colonel Talbot Road London, Ontario			
Study Area, 1955			
May 2019	1:15,000	Datum: NAD 83 UTM17 Source: LIO 2017, Department of Lands and Forests, Line 4242, Photo 18, 1955.	
P#: 60601527	V#:	Figure 7	
AECOM			
<div style="display: flex; justify-content: space-between; width: 100%;"> 0 150 300 600 </div> <div style="text-align: center; font-size: small;">Metres</div>			
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Map Source: 1:50,000 LIO 2017, Department of Lands and Forests, Line 4242, Photo 18, 1955.
 Data Source: LIO 2017, Department of Lands and Forests, Line 4242, Photo 18, 1955.



Legend

- Study Area
- Adjacent Properties



Heritage Impact Assessment			
952 Southdale Road West and 2574 Colonel Talbot Road London, Ontario			
Study Area, 1967			
May 2019		1:12,500	
P#: 60601527		V#:	
AECOM		Datum: NAD 83 UTM17 Source: LIO 2017, Lockwood Survey Corp., Line 1, Photo 154, 1967.	
0		150 300 600	
Metres		Figure 8	
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4. Site Description

4.1 Introduction

A site investigation was undertaken on April 25, 2019 in order to document the structures and landscape of the subject property at 952 Southdale Road West, and the adjacent properties at 2356/2544 Colonel Talbot Road, and 2574 Colonel Talbot Road. As a result of property access restrictions, the adjacent properties were documented from the public right-of-way, as well as from the subject property at 952 Southdale Road West. Due to the property restrictions, a complete analysis of the structures on the adjacent properties could not be completed; however, this approach did allow for conclusions to be made about the properties, and the potential impacts of the proposed development.

4.2 952 Southdale Road West

The subject property at 952 Southdale Road West is located on the northeast corner of the intersection of Southdale Road West and Colonel Talbot Road. The existing parcel is 10.08 acres (ac) of agricultural field and woodlot. A large berm rises along the western edge of the property along Colonel Talbot Road and the property slopes towards the centre from the berm. The western portion of the property consists primarily of an agricultural field, and the eastern edge of the property includes a woodlot. The southern edge of the property runs along Southdale Road West, and the north edge of the property borders the adjacent property at 2574 Colonel Talbot Road West. A series of mature trees line the edge of the northern edge of the property (**Images 1 – 3**).

4.3 Adjacent Properties

For the purposes of this HIA, 2574 Colonel Talbot Road and 2356/2544 Colonel Talbot Road are considered the adjacent properties.

The property at 2574 Colonel Talbot Road consists of a 3.44 ac lot with two frame outbuildings on the property that appear to be used for selling produce. The structures on the property appear to have been constructed between the mid-1950s and mid-1960s, and do not appear to have potential cultural heritage value or interest. Although this property is included on the Register as a non-designated, listed heritage property, it is assumed that this listing refers to the adjacent property at 2356/2544 Colonel Talbot Road (**Image 4**).

The property at 2356/2544 Colonel Talbot Road consists of an 8.87 ac lot that includes two residential structures, a timber frame barn, and a series of outbuildings. The northern most residential structure consists of a one-and-a-half-storey buff brick residence constructed in the

Queen Anne Revival style commonly found in London. The southernmost residential structure consists of a single storey vernacular frame dwelling clad with horizontal metal siding.

The Queen Anne Revival dwelling consists of a one-and-a-half-storey structure with a steeply pitched gable roof clad in brown asphalt shingles. It is constructed of buff brick with Queen Anne style influences. The front (west) façade has a gable end and faces Colonel Talbot Road. A pair of vertically oriented windows is contained within the gable. The first storey contains a large window with a rounded arch of brick voussoirs and a concrete sill. The upper portion of this window appears to contain a decorative stained glass semi-elliptical window. A single entrance door is present on the left side of the façade; it has a transom light with a similar stained glass design. A gable roof porch cover extends above the front door. A small arched window also appears to be located on the north side of building. Decorative wooden elements are also located along the bargeboard that runs along the gable roofline **(Image 5)**.

The southernmost residential structure consists of a single storey vernacular frame dwelling clad with horizontal metal siding. The building includes a single storey dwelling with a shallow hipped-gable roof. The front (west) façade includes a central modern door flanked by a singular sash window to the left, and a pair of vertically oriented windows to the right **(Image 6)**.



Photograph 1: View looking northeast from the western edge of the property at 952 Southdale Road West, showing agricultural field and woodlot at the far edge of the property.



Photograph 2: View looking north along the western edge of the property at 952 Southdale Road West, showing berm along the property line, and structures at 2574 Colonel Talbot Road



Photograph 3: View looking south towards southern portion of the property at 952 Southdale Road West



Photograph 4: View showing structures at 2574 Colonel Talbot Road, and mature trees along the edge of each property.



Photograph 5: View showing Queen Anne Revival structure located at 2356/2544 Colonel Talbot Road



Photograph 6: View showing single storey frame structure at 2356/2544 Colonel Talbot Road

5. Cultural Heritage Value

5.1 The Register

As described above, the subject property at 952 Southdale Road West consists of primarily of an agricultural field and a woodlot, and does not have cultural heritage value or interest.

The adjacent property at 2574 Colonel Talbot Road is included on the *Register* as a Priority 3 property. According to the *Register*:

“Priority 3 buildings may merit designation as a 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 building of a higher priority.”

The property's listing on the *Register* is noted in **Table 1**.

Table 1: Register Listing for 2754 Colonel Talbot Road

Municipal Number	Street Name	Priority	Year Built	Building Name	Architectural Style	Designation	Comments
2574	Colonel Talbot Road	3	1890	Green Property	Queen Anne Revival	N/A	N/A

6. Proposed Undertaking

6.1 Project Description

The proposed development consists of a residential and commercial development consisting of 3-storey townhouse units to be constructed on the north side of the property, and proposed commercial uses on the south side of the property. The Preliminary Site Plan (**Appendix A**) indicates that four blocks of 3-storey townhouses will be developed on the northwest portion of the property, with parking access from Colonel Talbot Road. The rear portion of the yards of the townhouses will border the north edge of the property, adjacent to 2574 Colonel Talbot Road. The Preliminary Site Plan currently shows a row of trees/plantings along the edge of the property.

The south portion of the development consists of a proposed grocery store, a coffee shop, restaurant, and a proposed 2-storey building at the corner of Southdale Road West and Colonel Talbot Road. Trees are shown bordering the edge of the property along Southdale Road West, and Colonel Talbot Road for the entirety of the property. The eastern portion of the property is currently shown as open space.

For further information related to the proposed site plan, please refer to **Appendix A**.

7. Potential Impacts and Mitigation

7.1 Potential Impacts

The MTCS identifies typical types of direct and indirect impacts that can be anticipated to impact recognized or potential heritage properties as a result of a proposed undertaking. Thus, these impacts were assessed according to the MTCS' *Ontario Heritage Toolkit: Heritage Resources in the Land Use Planning Process*. The tables below outline the potential impacts identified by MTCS, and their relevance to this project.

Table 2: Potential direct impacts and their relevance to the project

Direct Impacts	Relevance to the Project
Loss/Destruction/Demolition of any or part of any significant heritage attribute or feature.	None anticipated: The proposed development is not anticipated to result in loss, destruction, or demolition of any cultural heritage resources or part of any significant heritage attributes.
Displacement/Alteration that is not sympathetic, or is incompatible, with the historic fabric or appearance.	None anticipated: The proposed development is not anticipated to result in displacement or alteration that is not sympathetic, or is incompatible, with the historic fabric or appearance of a cultural heritage resource or heritage attribute.

Table 3: Potential indirect impacts and their relevance to the project

Indirect Impacts	Relevance to the Project
Shadows created that alter the appearance of a heritage attribute or change the visibility of a natural feature or plantings, such as a garden.	None anticipated: The proposed development will result in the construction of various 2 and 3 storey buildings on the property at 952 Southdale Road West. However, the construction of these buildings is not anticipated to result in shadows that will alter the appearance of a heritage attributes or change the visibility of a natural feature or planting, such as a garden.
Isolation of a heritage attribute from its surrounding environment, context, or a significant relationship.	None anticipated: The proposed development is not anticipated to result in isolation of a heritage attribute from its surrounding, environment, context, or a significant relationship.

Indirect Impacts	Relevance to the Project
Land Disturbance such as a change in grade that alters the historic patterns of topography or drainage.	None anticipated: The proposed development will result in land disturbances, however it is not anticipated to change the grade in a way that alters historic patterns of topography or drainage. Land disturbance activities that may impact archaeological resources will be assessed under separate report as a part of the required Archaeological Assessment.
Changes in Land Use such as rezoning a battlefield from open spaces to residential use, allowing new development of site alteration to fill in the formerly open spaces.	None anticipated: The proposed development will result in a change of land use from agricultural field to residential and commercial uses. However, this change in land use is not anticipated to result in indirect impacts to identified cultural heritage value or interest.
Obstruction of significant views or vistas from, within, or to a built and natural feature.	None anticipated: The proposed development will result in the construction of various 2 and 3 storey buildings on the property at 952 Southdale Road West. However, the construction of these buildings is not anticipated to obstruct significant views or vistas from, within, or to a built or natural feature.

7.2 Potential Mitigation

There is not one correct way to mitigate the adverse impacts of new construction on, or adjacent to historic structures and/or heritage properties. Strictly from the perspective of best practice for heritage conservation, the preferred option is one that conserves a property's cultural heritage value. The Provincial Policy Statement, 2014, identifies the requirement to conserve cultural heritage value; specifically Section 2.6.1 states, "Significant built heritage resources and significant cultural heritage landscapes shall be conserved."⁵ Typically, this involves maintaining a heritage resource *in situ*. In reality, socio-economic, technical, and/or environmental site considerations may require some form of compromise and/or alternate means of conservation.

The MTCS identifies mitigation or avoidance strategies that can be used to mitigate the extent of impacts as a result of a proposed undertaking. These include:

- Alternative development approaches;
- Isolating development and site alteration from significant built and natural features and vistas;
- Design guidelines that harmonize mass, setback, setting, and materials;
- Limiting height and density;

⁵ Provincial Policy Statement, 2014.

- Allowing only compatible infill and additions;
- Reversible alterations; and,
- Buffer zones, site plan control, and other planning mechanisms.

No direct or indirect impacts to cultural heritage resource were identified as a part of the proposed development. As a result, no mitigation strategies are required.

8. Recommendations

The MTCS identifies mitigation or avoidance strategies that can be used to mitigate the extent of impacts as a result of a proposed undertaking. These include:

- Alternative development approaches;
- Isolating development and site alteration from significant built and natural features and vistas;
- Design guidelines that harmonize mass, setback, setting, and materials;
- Limiting height and density;
- Allowing only compatible infill and additions;
- Reversible alterations; and,
- Buffer zones, site plan control, and other planning mechanisms.

This HIA concluded that no direct or indirect impacts to cultural heritage resource were identified as a part of the proposed development. As a result, no mitigation strategies are required. No further assessment is recommended.

9. Bibliography

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- Provincial Policy Statement*, 2014.

Appendix A

Preliminary Site Plan

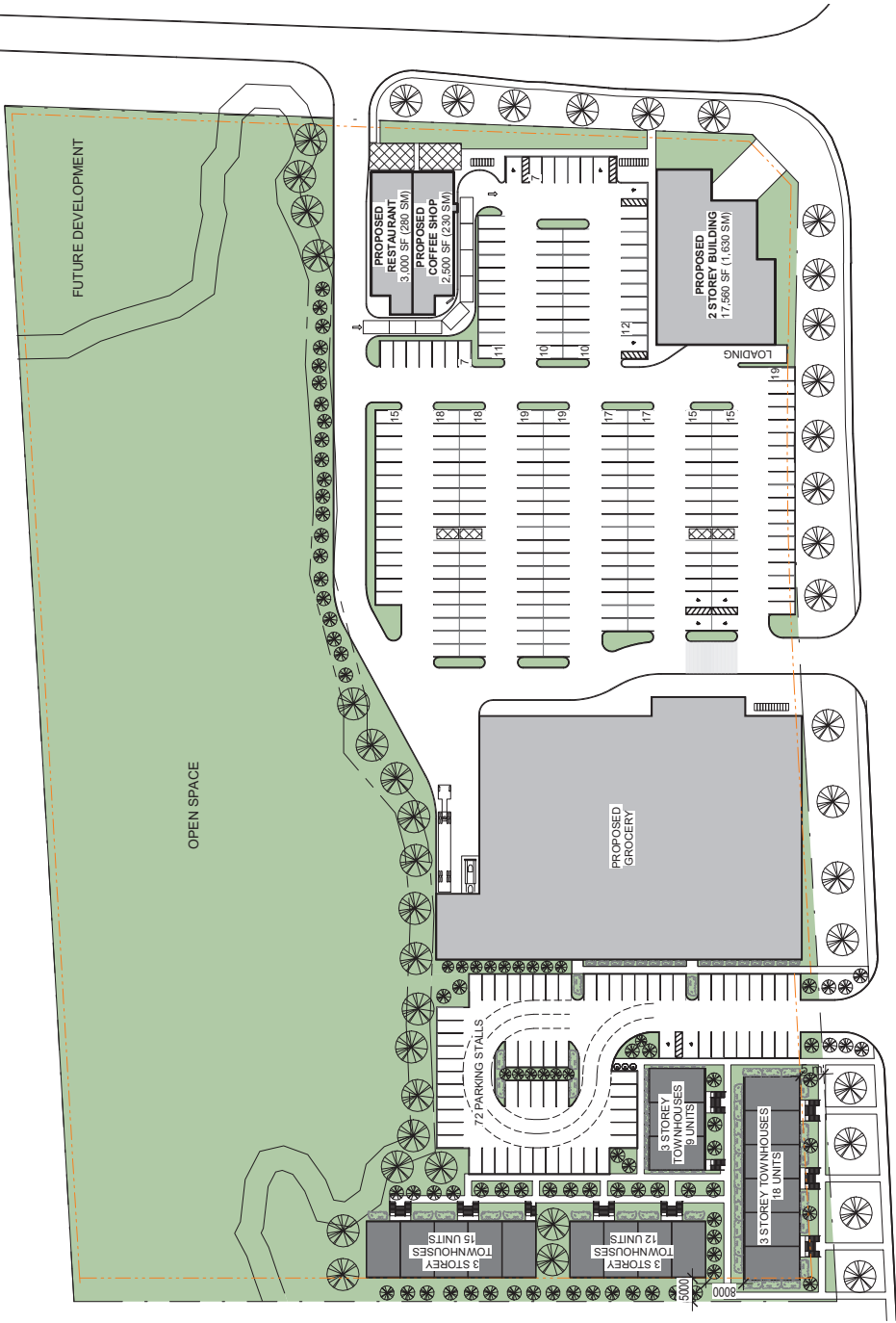
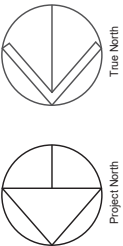
952 Southdale Road West, London, Ontario

SITE DATA			
952 SOUTHDALE ROAD WEST, LONDON, ON			
DATA	REQUIRED	PROVIDED	
ZONING		CURRENT ZONING - UR2	
LOT AREA INCL. OPEN SPACE(m²)		40,755.54m² (4.07Ha)	
LOT AREA NO OPEN SPACE (m²)		26,402.41m² (2.64Ha)	
FRONT YARD (meters)	XX (m)	5.0 (m)	XX (m)
INTERIOR SIDE YARD (m)	XX (m)	XX (m)	XX (m)
EXTERIOR SIDE YARD (m)	XX (m)	6.5 (m)	XX (m)
REAR YARD (m)	XX (m)	XX (m)	XX (m)

BUILDING DATA			
DATA	REQUIRED	PROVIDED	
TOTAL DENSITY (# of units)	XX (units)	54 (units)	
BUILDING AREA	XX (m²)	1,564 (m²)	
GROSS CONSTRUCTION AREA	XX (m²)	6,264 (m²)	
NUMBER OF STOREYS	--	3	
BUILDING HEIGHT (m)	XX (m) MAX.	10.5 (m)	

VEHICLE PARKING DATA			
DATA	REQUIRED	PROVIDED	
RESIDENTIAL PARKING	1.25 / unit = 68	72 STALLS	
BARRIER FREE PARKING	2	2 (INCLUSIVE)	
TOTAL	68	72 STALLS	

SITE PLAN
952 SOUTHDALE ROAD WEST



1 SITE PLAN
1 : 1000



18064
2019-04-29
PRELIMINARY

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