

Heritage Impact Assessment: 869-871 Dundas Street, London, Ontario

East London Link Bus Rapid Transit and Infrastructure Improvements

Corporation of the City of London

60641691

October 2022

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Rev #	Revision Date	Revised By:	Revision Description
0	April 27, 2022	Jake Harper and Tara Jenkins	Draft report
1	May 2, 2022	Tara Jenkins	AGM/Dillon Consulting Ltd. review comments
2	May 11, 2022	Jake Harper	AGM/Dillon Consulting Ltd. review comments
3	October 4, 2022	Jake Harper	Update to report based on 90% Design

Distribution List

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Table of Contents

1.	Introduction	1
1.1	Project Context.....	1
1.2	Location and Physical Description of the Subject Property	2
1.2.1	Location	2
1.2.2	Physical Description	2
1.3	Summary of Property Impacts on 869-871 Dundas Street.....	2
1.4	Property Owner	3
1.5	Current Cultural Heritage Status of the Subject Property	3
1.6	Potential Heritage Conservation District.....	3
1.7	Methodology.....	6
1.8	Community Engagement.....	6
1.8.1	Stakeholder Consultation.....	6
2.	Policy Framework	8
2.1	Planning Act and Provincial Policy Statement.....	8
2.2	Ontario Heritage Act.....	8
2.3	The London Plan	9
2.3.1	Municipal Heritage Alteration Permit	10
2.3.2	Municipal Demolition Permit.....	10
3.	Summary of Background Research and Analysis	11
4.	Heritage Evaluation of 869-871 Dundas Street	16
4.1	Statement of Cultural Heritage Value	16
4.1.1	Description of the Property	16
4.1.2	Cultural Heritage Value.....	16
4.1.3	Heritage Attributes.....	17
5.	Assessment of Existing Conditions	18
5.1	Introduction	18
5.2	Description of Surrounding Context.....	18
5.3	Property Description.....	18
5.3.1	Institutional/Residential Building.....	18
5.3.1.1	North Elevation	18
5.3.1.2	East Elevation.....	19
5.3.1.3	South and West Elevations	19
5.3.2	Landscape.....	19
5.3.3	Adjacent Properties	19
6.	Impact Assessment.....	21
6.1	Description of the Proposed Project.....	21
6.2	Assessment of Impacts	23
6.2.1	Screening for Potential Impacts	23
6.2.2	Impact Assessment Approach	23

6.2.3	Assessment of Impacts.....	24
6.2.4	Summary of Impacts.....	25
7.	Assessment of Mitigation Options	26
8.	Conclusion and Recommendations	27
8.1	Vibration Impacts and Monitoring	27
9.	Sources.....	28

Figures

Figure 1:	Location of the Subject Property	4
Figure 2:	Location of the Subject Property over an Aerial Photograph	5
Figure 3:	Map of the 90% Detailed Design and the Subject Property.....	22

Tables

Table 1:	Results of Stakeholder Consultation	7
Table 2:	Impact Assessment – 869-871 Dundas Street	24

List of Photographs

Photograph 1:	View of front (north) elevation of 869-871 Dundas Street, facing Dundas Street (AECOM 2021).....	31
Photograph 2:	View of front (north) and east elevations of 869-871 Dundas Street at the intersection of Ontario and Dundas Streets (AECOM 2021).....	32
Photograph 3:	Close-up of east elevation, showing stained glass oculus window and verandah (AECOM 2021).....	33
Photograph 4:	View of south and east elevations of 869-871 Dundas Street from Ontario Street, looking west (AECOM 2021).....	34
Photograph 5:	View of south elevation of 869-871 Dundas Street in the background with detached garage on the property in the foreground, looking northwest (AECOM 2021)	35
Photograph 6:	View of the circle rail style wrought iron fence that surrounds the structure just beyond the property line of 869-871 Dundas Street (AECOM 2021)	36

Appendices

Appendix A:	Photographs
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1. Introduction

1.1 Project Context

AECOM Canada Ltd. (AECOM) was retained by the City of London to complete a Heritage Impact Assessment (HIA) for 869-871 Dundas Street (the Subject Property) as part of the work being completed for the East London Link of the proposed London Bus Rapid Transit (BRT) system (the 'project'). At the onset of the Rapid Transit Master Plan (RTMP) process, the proposed route was a 24-kilometre BRT system that comprised of four segments, combined into two operation routes: the north/east corridor and the south/west corridor, with 38 bus stops in total. The BRT system was approved by the City of London Council through the RTMP in July 2017. The second stage of the process was completed using the *Transit Project Assessment Process* (TPAP) under Ontario Regulation 231/08: Transit Projects and Metrolinx Undertakings. As part of the TPAP, an Environmental Project Report (EPR) was completed in 2019. Since the commencement of the TPAP, there has been refinement of the BRT network through the development and evaluation of alternative design options, public and stakeholder consultation, and the identification of impacts on the environment.

As a support document to the EPR, a Cultural Heritage Screening Report (CHSR) authored by WSP was finalized in 2019. The CHSR was written to establish a developmental history of the proposed BRT Study Area. The CHSR identified properties with recognized and potential cultural heritage value or interest that may be impacted by the project. The screening criteria of the Ministry of Tourism, Culture and Sport (MTCS) *Criteria for Evaluating Potential Built Heritage Resources and Cultural Heritage Landscapes* and the 40-year threshold were used to identify potential cultural heritage resources, not on the City of London *Register of Cultural Heritage Resources*. With the recommendation of London's Community Advisory Committee on Planning (CACAP, formerly London's Advisory Committee on Heritage [LACH]), Municipal Council added 347 potential cultural heritage resources to the Register ("listed" status).

In October 2018, the TPAP process was paused in a "Time Out" Process to strengthen the project's cultural heritage strategy. A total of 67 potential cultural heritage resources were identified as having potential cultural heritage value or interest and were determined to potentially be directly impacted by the construction of the BRT.

To date, the cultural heritage work has been completed with consultation with the City of London Heritage Planners, CACAP, and MTCS. The EPR document for the BRT recommends HIAs for properties potentially impacted by the project post-TPAP, in the Preliminary Design phase. The EPR states that during Preliminary Design, mitigation measures will be addressed to minimize impacts to heritage properties.

As of now, the City of London is in the 90% Detailed Design phase for the East London Link portion of the BRT system. The East London Link will revitalize more than 6 km of road from Downtown to Fanshawe College. The project will add rapid transit and transportation improvements including transit links to the City's eastern industrial employment areas. At the same time, the City will repair and replace aging sewers and watermains. This corridor has been proposed to accommodate current and future traffic demands, support dedicated transit implementation and have regard for both pedestrians and cyclists.

Currently, the East London Link Phasing Plan is comprised of four design segments:

- Design Segment 1 – King Street at Wellington Street to King Street at Lyle Street
- Design Segment 2 – King Street at Lyle Street to Dundas Street at Quebec Street
- Design Segment 3 – Dundas Street at Quebec Street to Highbury Street at Oxford Street
- Design Segment 4 – Highbury Street at Oxford Street to Fanshawe College

The Subject Property is designated Part IV of the *Ontario Heritage Act*, and as such a CHER was not completed for this property as part of the TPAP. Previously, based on the 30% Preliminary Design, the east elevation verandah of the structure was anticipated to be impacted by the widening of Ontario Street, which prompted the preparation of this HIA.

This property specific HIA for 869-871 Dundas Street is based on the 90% Detailed Design of the London BRT East London Link, located in Design Segment 2. As the Subject Property is included on the City of London's *Register of Cultural Heritage Resources* as a designated property, a HIA is required to determine how the cultural heritage value of the property may be impacted by the proposed infrastructure improvements. This HIA was developed in consultation with the City of London Heritage Planner, Kyle Gonyou. In addition, AECOM received input from AGM, responsible for the project's Preliminary Design, during the preparation of this HIA.

1.2 Location and Physical Description of the Subject Property

1.2.1 Location

The Subject Property at 869-871 Dundas Street is located at the southwest corner of the intersection of Dundas Street and Ontario Street in the City of London, Ontario (**Figure 1** and **Figure 2**). Historically, the Subject Property is in Lot 11, Concession "C" of the Township of London, Middlesex County. It is now part of the Old East Village neighbourhood in the City of London. The Subject Property is a rectangular corner property, approximately 0.18 acres in size, and is in Lot 13 of Plan 413 RP33R5433. The Subject Property is bounded by Ontario Street to the east and Dundas Street to the north. Bordering the Subject Property is a residential property at 865 Dundas Street to the west, and an empty lot at 379-381 Ontario Street to the south.

1.2.2 Physical Description

The Subject Property contains one building: a two-and-a-half storey large Italianate style Late Victorian house. The rear of the property includes a paved parking area and a detached two car garage facing Ontario Street. The front entrance of the house (869 Dundas Street) features a decorative wood verandah and faces Dundas Street, and the east entrance (871 Dundas Street) that faces Ontario Street also features a decorative wood verandah. A manicured lawn and concrete pathways lead from the streets to both verandahs. The pathway to the front entrance is surrounded by a hedgerow and raised bed gardens. The east elevation of the property also includes a small garden in front of the verandah, a shrub, and a hedgerow that encloses the grass lawn on the east side of the property. A circle rail style wrought iron fence surrounds the structure at 869-871 Dundas Street on Ontario and Dundas Streets. The existing condition section of this report (Section 5) contains a full description of the property and the building.

1.3 Summary of Property Impacts on 869-871 Dundas Street

Based on the 90% Detailed Design, the road widening on the south side of Dundas Street will require the acquisition of 50.3 m² of frontage from the Subject Property at 869-871 Dundas Street. The building within the Subject Property will not be directly impacted by the project. The 90% Detailed Design shows impacts to a portion of the concrete pathway and surrounding hedgerow that leads to the north elevation of the structure, the concrete pathway leading to the east elevation of the structure, and to the entire wrought iron fence currently located within the right-of-way parallel to Dundas Street and Ontario Street. While the fence is not a heritage attribute of the property, as it was installed after the designating By-law in 1983, it has since become a feature of the property and contributes to its overall aesthetic value. The concrete pathways off Dundas and Ontario streets will also require a step due to a change in grade, and the property sign along Dundas Street may require relocation. The 90% Detailed Design illustrates that

fence will be relocated to the new edge of the proposed sidewalk which mitigates the impacts of the project on this property (**Figure 3**). See **Section 6** for full assessment of property impacts.

1.4 Property Owner

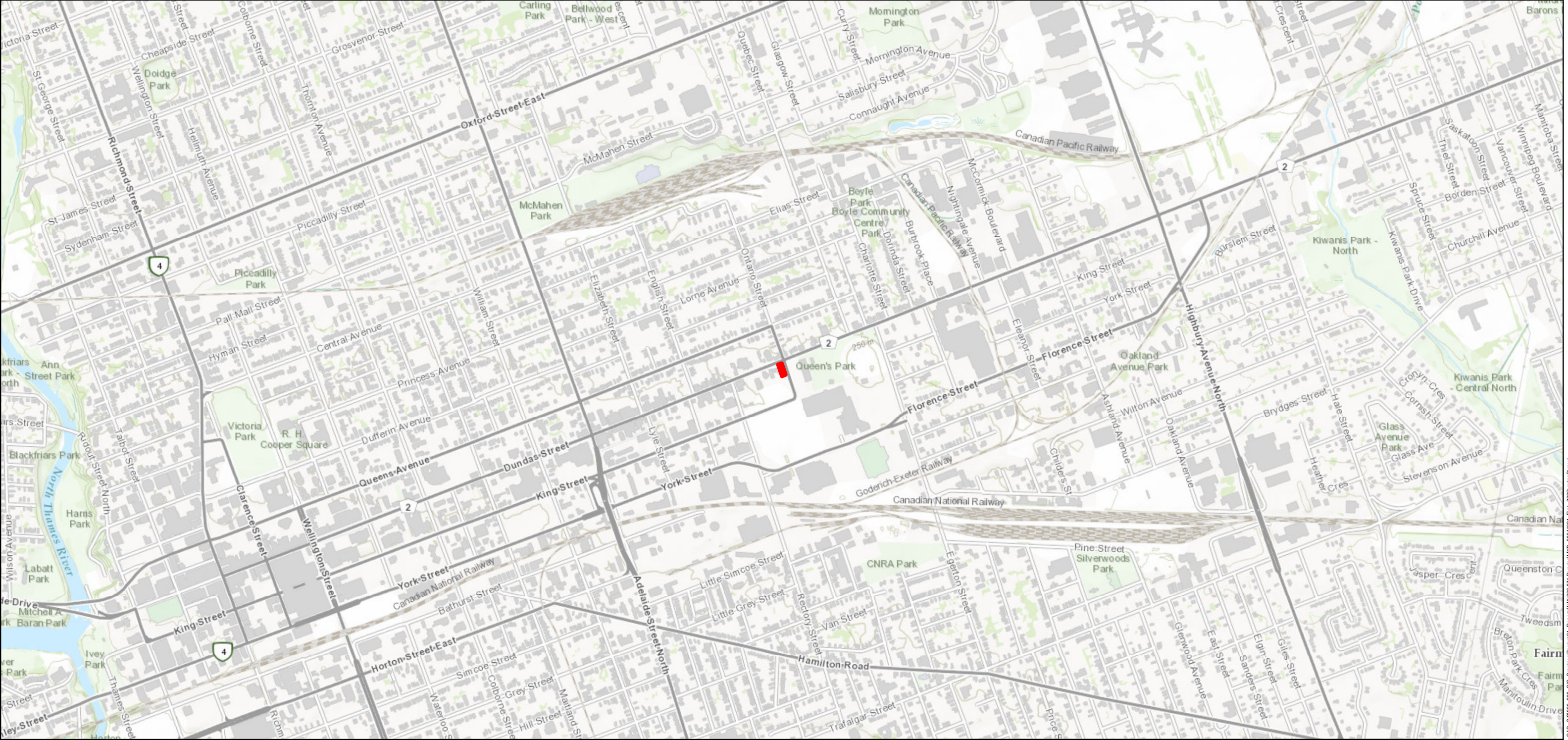
The Subject Property at 869-871 Dundas Street is currently privately owned and is the office for the Ontario Dental Assistants Association (ODAA). They have owned the property since 1993 (ODAA, 2022).

1.5 Current Cultural Heritage Status of the Subject Property

The Subject Property was designated by the City of London on November 7, 1983 under Part IV of the *Ontario Heritage Act* (By-law L.S.P.-2704-469).

1.6 Potential Heritage Conservation District

The Subject Property is within an area that has been identified as a potential Heritage Conservation District (HCD) within *Heritage Places 2.0: A Description of Potential Heritage Conservation Areas in the City of London*, known as the “Old East Village-Dundas Street” area (City of London and LHCI, 2019). This potential HCD generally includes properties on Dundas Street between Adelaide Street North and Quebec Street. 869-871 Dundas Street (1890), the Hayman House, is noted as a notable property within this potential HCD.



Legend

Subject Property

Map Location

HERITAGE IMPACT ASSESSMENT

869-871 DUNDAS STREET

CITY OF LONDON RT - EAST LINK

Location of the Subject Property

0801603204806408009601120

Meters

DATUM: NAD 1983 UTM Zone 17N

February 2022

1:15,000

Source: MNRF 2020

P#:60641691

V#:

* when printed 11"x17"

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Figure 1

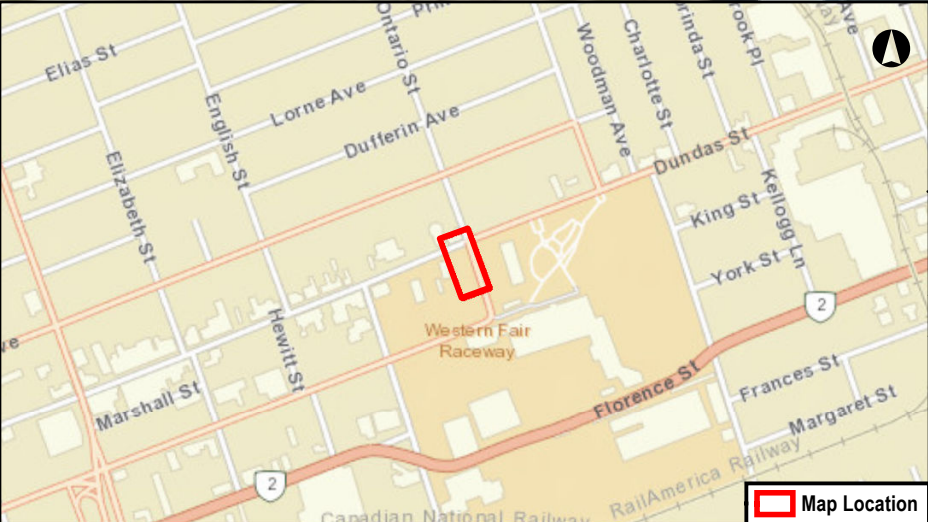
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Map location: \\na.aecomnet.com\london\CALON\DCS\Projects\60641691\COL RT East Link\600_CAD_CIS\620_929_GIS_Graphics\Design\01_Reports\HIA\60641691_Report\HIA\60641691_Fig_1_869DundasS.mxd
Date saved: 2/17/2022 9:50:13 PM User Name: calin



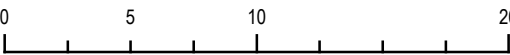
Legend

- Parcel Boundary
- Subject Property



**HERITAGE IMPACT ASSESSMENT
869-871 DUNDAS STREET
CITY OF LONDON RT - EAST LINK**

Location of the Subject Property
on Aerial Photography



DATUM: NAD 1983 UTM Zone 17N

February 2022	1:300 * when printed 11"x17"	Source: MNRF 2020 Image: City of London 2021. Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User
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Figure 2

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Map Location

1.7 Methodology

This HIA adheres to the guidelines set out in the MTCS *InfoSheet #5 Heritage Impact Assessment and Conservation Plans* as part of the *Ontario Heritage Tool Kit* (2006). This HIA addresses the impacts on the Subject Property, designated under Part IV of the *Ontario Heritage Act* as 869-871 Dundas Street, also known as Hayman House.

For the purpose of this HIA, AECOM undertook the following key tasks:

- Reviewed appropriate background documents including the:
 - *Cultural Heritage Screening Report: London Bus Rapid Transit System*. (WSP Canada Inc., Final February 27, 2019).
- Consulted with the City of London Heritage Planner, on February 16, 2022, to confirm the scope of the Heritage Impact Assessment.
- Conducted a field review to document the existing conditions of the Subject Property on August 18, 2021.
- Identified and prepared a description of the proposed undertaking;
- Assessed the proposed infrastructure impacts, based on the 90% Detailed Design, on the cultural heritage value and heritage attributes of the Subject Property;
- Prepared recommendations to indicate there are no negative impacts to the Subject Property; and,
- Preparation of this HIA.

This HIA was completed by a team of AECOM's Cultural Resource Management staff including Jake Harper (Heritage Historian), Tara Jenkins (Cultural Heritage Specialist, Lead), and Adria Grant (Associate Vice President, Impact Assessment and Permitting). The HIA was developed in consultation with the City of London Heritage Planner, Kyle Gonyou. In addition, this HIA includes input from AGM, responsible for the project's Preliminary Design for Design Segment 2.

1.8 Community Engagement

The subsection below includes a summary of the consultation activities, as well as relevant consultation and feedback undertaken for the development of this HIA.

1.8.1 Stakeholder Consultation

For the purposes of this HIA, community engagement involved contacting the City of London to document any municipal or local level heritage impact assessment provisions that should be included in this HIA. Kyle Gonyou verified that the City of London currently does not have a Terms of Reference for the preparation of HIAs.

The following stakeholders were contacted with inquiries regarding background of the subject property (**Table 1**).

Table 1: Results of Stakeholder Consultation

Contact	Contact Information	Date	Notes
Kyle Gonyou, Heritage Planner, City of London	kgonyou@london.ca	February 16, 2022	AECOM provided Kyle the revised impacts to the Subject Property based on the 50% Preliminary Design. Kyle requested the map clearly show the realignment of the iron fence on Ontario Street.
Steve Brown, Engineering Design Manager, AGM	steve@agm.on.ca	February 15, 2022	Steve confirmed that the impacts to the Subject Property had been revised since the 30% Preliminary Design. Steve confirmed that the design shows the proposed relocation alignment of the iron fence on Ontario Street (shown in green on Figure 3). Steve confirmed that there will be no direct impact to the Subject Property.
		October 4, 2022	Steve confirmed that the only proposed change to the property at 869-871 Dundas Street between the updated 50% Design and the 90% Design was the fence relocation location.
Kyle Gonyou, Heritage Planner, City of London	kgonyou@london.ca	February 3, 2022	Kyle Gonyou provided documentation on the property at 869-871 Dundas Street, including a 1983 photograph and a list of heritage attributes derived from By-law No. L.S.P-2704-469.
		February 10, 2022	On February 10, 2022, Kyle Gonyou provided further clarification regarding the prior work conducted on the verandahs and input regarding the potential impacts and recommendations pertaining to the fence.
Mark Richardson, Public Services Librarian, London Public Library	research.request@lpl.ca	February 3, 2022	Mark Richardson provided information on the property at 869-871 Dundas Street, including a walking tour guide and City of London book that features the property.

This report will be reviewed by the Community Advisory Committee on Planning (CACP, formerly LACH) and all input/feedback will be incorporated into the final HIA.

2. Policy Framework

The authority to request a HIA arises from the *Ontario Heritage Act*, Section 2(d) of the *Planning Act*, the Provincial Policy Statement (2020) and the City of London's Official Plan: *The London Plan* (June 23, 2016).

2.1 Planning Act and Provincial Policy Statement

The *Planning Act* (1990) and the associated Provincial Policy Statement (2020) 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. In general, the Provincial Policy Statement 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.

Pursuant to Section 2.6 of the 2020 Provincial Policy Statement, Policy 2.6.1 states "Significant built heritage resources and significant cultural heritage landscapes shall be conserved." The 2020 Provincial Policy Statement issued under the authority of the *Planning Act* defines "conserved" as "means the identification, protection, management and use of built heritage resources, cultural heritage landscapes and archaeological resources in a manner that ensures their cultural heritage value or interest is retained. This may be achieved by the implementation of recommendations set out in a conservation plan, archaeological assessment, and/or heritage impact assessment that has been approved, accepted or adopted by the relevant planning authority and/or decision designated and available for the purposes of this definition."

To conserve a cultural heritage resource, a municipality or approval authority may require a heritage impact assessment and/or a conservation plan to guide the approval, modification, or denial of a proposed development or site alteration that affects a cultural heritage resource. Using tools such as heritage impact assessments, municipalities and approval authorities can further enhance their own heritage preservation objectives.

Furthermore, Policy 2.6.3 in Section 2.6 of the 2020 Provincial Policy Statement states "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 had been demonstrated that the heritage attributes of the protected heritage property will 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*.

Sections 33 and 34 of the *Ontario Heritage Act* outline the process under which proposed alterations, demolition, or removal of properties designated under Part IV must follow, including the statutory process for appeals. Properties designated under Part IV cannot be substantially altered without obtaining Heritage Alteration Permit approval from the City of London if changes proposed are likely to affect the heritage attributes of the property. The process outlined within the Ontario Heritage Act involves an application to the municipality as per Section 33(2); submission of

supporting information as per Section 33(3)(5) and outlined by the City of London; receipt of a Notice of Complete Application as per Section 33(4); consultation with the CACP as per Section 33(6); and receipt of a municipal decision within the prescribed timelines outlined in Section 33(7). If the application is intended for municipal approval, the City of London approves Heritage Alteration Permits through one of two streams: Delegated Authority (By-law C.P.-1502-129) or Municipal Council Decision. The City of London also requires consultation with its heritage planning staff prior to the submission of a Heritage Alteration Permit.

2.3 The London Plan

The *London Plan* is the City of London'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.

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 following General Cultural Heritage Policies are applicable to this project:

(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.

(566_) Relocation of cultural heritage resources is discouraged. All options for on-site retention must be exhausted before relocation can be considered.

(567_) In the event that demolition, salvage, dismantling, relocation or irrevocable damage to a cultural heritage resource is found necessary, as determined by City Council, archival documentation may be required to be undertaken by the proponent and made available for archival purposes."

(568_) Conservation of whole buildings on properties on the Register is encouraged and the retention of facades alone is discouraged. The portion of a cultural heritage resource to be conserved should reflect its significant attributes including its mass and volume.

(569_) Where, through the process established in the specific Policies for the Protection Conservation and Stewardship of Cultural Heritage resources section of this chapter and in accordance with the Ontario Heritage Act, it is determined that a building may be removed, the retention of architectural or landscape features and the use of other interpretive techniques will be encouraged where appropriate.

(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.

(590_) Where a property has been identified on the Register and an application is submitted for its demolition or removal, the Heritage Planner and the Clerks Department will be notified in writing immediately. A demolition permit will not be issued until such time as City Council has indicated its approval, approval with conditions, or denial of the application pursuant to the Ontario Heritage Act.

Council may also request such information that it needs for its consideration of a request for demolition or removal.

(591_) Where a heritage designated property or a property listed on the Register is to be demolished or removed, the City will ensure the owner undertakes mitigation measures including a detailed documentation of the cultural heritage features to be lost, and may require the salvage of materials exhibiting cultural heritage value for the purpose of re-use or incorporation into the proposed development.

2.3.1 Municipal Heritage Alteration Permit

Heritage Alteration Permit (HAP) approval is required for changes that are likely to affect any of a designated property's heritage attributes in compliance with Section 33(1), Section 41(2.1), and Section 42(2.1) of the *Ontario Heritage Act*. Consultation with the CACP is required, and Municipal Council may decide to approve, approve with terms and conditions, or refuse the HAP application. The HAP approval, or approval with terms and conditions, must be obtained prior to alterations commencing. The refusal of a HAP, or the terms and conditions on the approval of a HAP, may be appealed to the Ontario Land Tribunal.

The Subject Property at 869-871 Dundas Street is designated under Part IV of the *Ontario Heritage Act*, and therefore a HAP is required for any alterations (changes) to the property. However, based on the 90% Detailed Design, the heritage attributes of the property will not be directly impacted by this project and therefore, no HAP is required.

2.3.2 Municipal Demolition Permit

The City of London Demolition Control by-law (CPOL.-333-324) outlines the process for applications for the demolition of properties designated under the *Ontario Heritage Act* in Section 4.2. It should be noted that a Notice of Intent to Demolish cannot be withdrawn. Given there are no direct impacts to the Subject Property based on the 90% Detailed Design, a Demolition Permit is not required.

3. Summary of Background Research and Analysis

Historically, the Subject Property was in Lot 11, Concession “C” of the Township of London, Middlesex County, Ontario. It was eventually registered in 1882 as Lot 13, Plan 413 (33R5433). The property is now part of the Old East Village neighbourhood in the City of London. This area has been identified as a potential heritage conservation district, known as ‘Old East Village – Dundas Street,’ which generally includes properties on Dundas Street, between Adelaide Street North and Quebec Street.

The Subject Property contains a two-and-a-half storey Victorian house designed in the Italianate architectural style. The original building was constructed in 1890 and an east-side addition was later constructed in circa 1901 that conformed to the original style.

The structure was originally the residence of bricklayer John Hayman, founder of the contracting firm J. Hayman & Sons, which is now known as Hayman Construction and remains in business to this day (**Image 1**). According to the designating by-law, John Hayman was born in Devonshire, England in 1844, but the Hayman Construction website, as well as a Geranium Heritage House Tour book, instead states that he was born in 1846 (Hayman Construction, 2022; Rediscovering Old East Village:34). However, these sources concur that John emigrated to Canada in 1868 and started the contracting business with his brother William in 1872. Over time, the Hayman family constructed several notable buildings in the community, including St. Mary’s Church, Aeolian Hall, and Hayman Apartments, among others. The property at 869-871 Dundas Street was ultimately designated under Part IV of the *Ontario Heritage Act* in 1983 (**Image 2**).

Recently, the Hayman House at 869-871 Dundas Street underwent renovations to prevent it from falling into disrepair. For instance, the original slate roof (visible in **Image 2** and **Image 3**) was replaced to asphalt following HAP approval in 2014, and the verandahs on the front and east elevations were rebuilt between 2017-2019 (**Image 4**).



Image 1:
Photograph of John Hayman from ca. 1908, Hayman Construction



Image 2:

Photograph of 869-871 Dundas Street from the time of its designation in 1983, City of London



Image 3:
Photograph of 869-871 Dundas Street from 2007, Canada's Historic Places

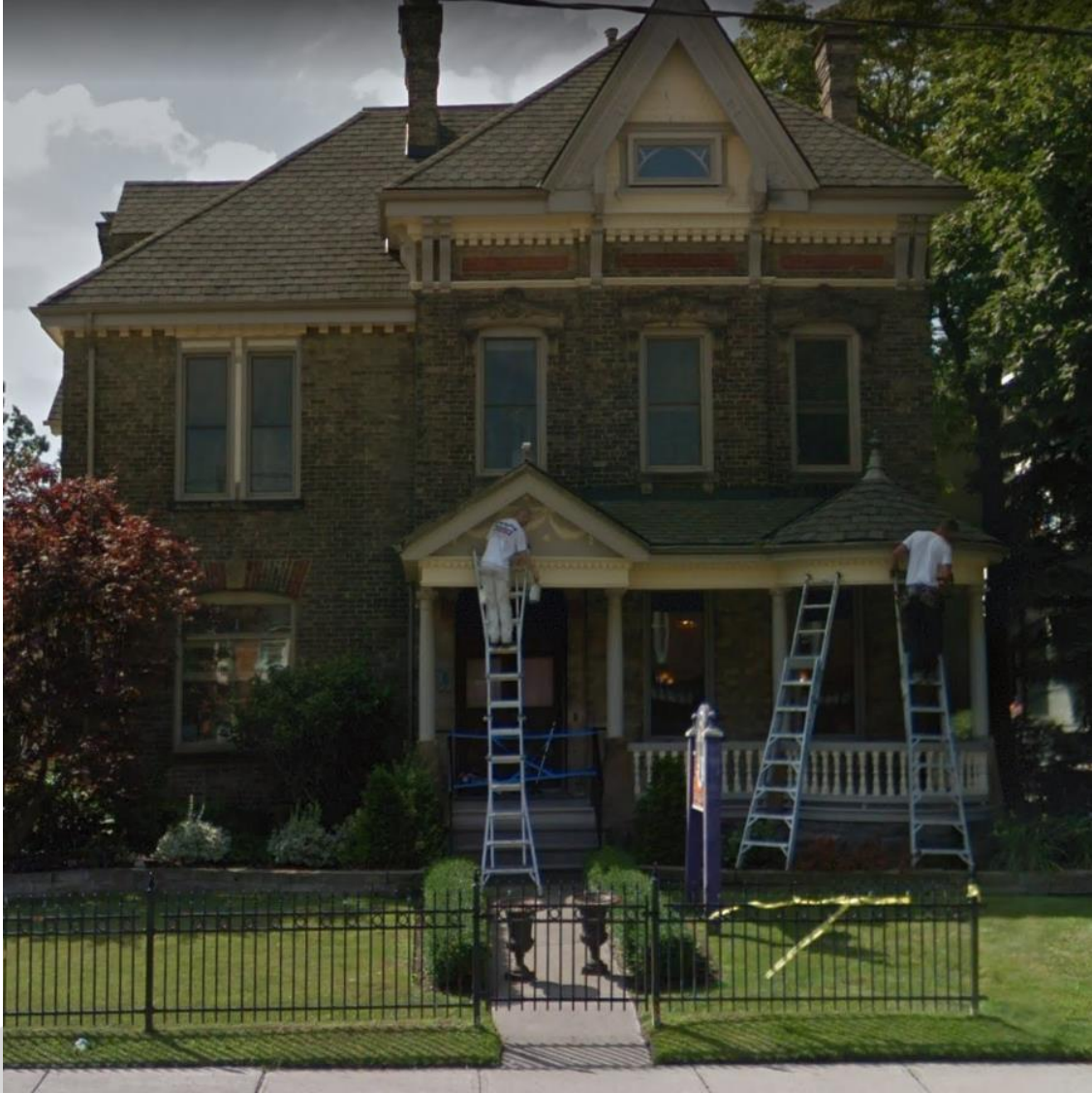


Image 4:

Photograph of 869-871 Dundas Street from July 2019 showing workers restoring the front verandah, Google Street View

4. Heritage Evaluation of 869-871 Dundas Street

4.1 Statement of Cultural Heritage Value

City of London By-law No. L.S.P-2704-469, which designated 869-871 Dundas Street under Part IV of the *Ontario Heritage Act*, provides a description of the property, a statement of cultural heritage value or interest, and list of heritage attributes. The Cultural Heritage Value of the property as outlined in the designating by-law has been directly excerpted and provided in **Section 4.1.2.** below.

4.1.1 Description of the Property

Situated on the northeast corner of the intersection of Ontario Street and Dundas Street in the City of London, Ontario, the property at 869-871 Dundas Street is a rectangular corner property that predominantly maintains frontage on Ontario Street. The property consists of a two-and-a-half storey large Italianate style Late Victorian house. The property also includes a paved parking area, a detached two car garage facing Ontario Street, and landscape grounds including gardens.

4.1.2 Cultural Heritage Value

The house at 869-871 Dundas Street was built in 1890 for John, founder of J. Hayman & Sons, still one of London's major contracting firms. Hayman born in Devonshire in 1844, learned his trade as a bricklayer and builder in England before following a brother William to Canada in 1868. They established the contracting business in 1872 and erected such London buildings as St. Mary's Church, Lady Beck Public School and Aeolian Hall, as well as altering St. Paul's Cathedral. The Haymans also introduced the apartment building to London in 1912 with the Hayman Apartments on the northeast corner of Queens Avenue and Wellington Street.

The house at 869-871 Dundas Street is an excellent representation of a large Italianate style Late Victorian town house so commonly built in London in the latter part of the 19th century. An addition to the original 1890 structure – the west half – was made in c.1901 in architectural conformity to the initial design. The building features several exterior elements of importance, including a decorative slate roof; a protruding cornice with paired eaves brackets; carved stone lintels; and extensive verandahs on the front and east side elevations. Interior features of 869 Dundas Street in the hallway comprise the staircase, doors and frames (including the stained glass) the archway and light fixture; the parlour and sitting room feature a fireplace, archway and ceiling and medallion mouldings; and the dining room features the marble fireplace and again ceiling and medallion mouldings. The east half (871 Dundas St.) possesses fine stained glass in the living room and entrance.

4.1.3 Heritage Attributes

Heritage attributes understood in By-law No. L.S.P.-2704-469:

- House as representative of a large Italianate style Late Victorian town house
 - Original half, built 1890 (west half)
 - Addition, built c.1901 (east half) in architectural conformity to the original
 - Decorative slate roof [Note: replaced with asphalt following HAP approval in 2014]
 - Protruding cornice with paired eaves brackets
 - Carved stone lintels
 - Extensive verandahs on the front and east side elevations
- Interior features of the original (west) half:
 - Hallway comprising:
 - Staircase
 - Doors and frames (including stained glass)
 - Archway
 - Light fixture
 - Parlour
 - Fireplace
 - Archway
 - Ceiling medallion mouldings
 - Sitting Room
 - Fireplace
 - Archway
 - Ceiling medallion mouldings
 - Dining Room
 - Marble fireplace
 - Ceiling and medallion mouldings
- Interior features of the addition (east):
 - Stained glass in the living room
 - Stained glass in the entrance

5. Assessment of Existing Conditions

5.1 Introduction

A field review of the Subject Property was undertaken by Liam Ryan, Cultural Heritage Specialist, with AECOM on August 18, 2021 to document the built heritage and landscape features that will be impacted as part of the work being completed for the London BRT East London Link project. Select photographs from the August 2021 field review are contained within **Appendix A** of this HIA.

5.2 Description of Surrounding Context

The Subject Property at the municipal address of 869-871 Dundas Street is located within Design Segment 2 (King Street at Lyle Street to Dundas Street at Quebec Street) of the project. 869-871 Dundas Street is located at the southwest corner of the intersection of Dundas Street and Ontario Street (**Figure 1** and **Figure 2**). A set of traffic signals controls the intersection. Ontario Street is a one-way street between Dundas Street and King Street but is a two-way street north of Dundas Street, which is a two-lane road that runs east-west and is generally characterized by several blocks of 19th to early 20th century commercial storefront buildings.

The Subject Property is in an urban context in the Old East Village neighbourhood in the City of London. The Western Fair at 900 King Street/925 Dundas Street is located to the southeast, with The Market at the Western Fair District operated out of the historic Confederation Building.

Other heritage properties are in the surrounding context of 869-871 Dundas Street. For instance, 865 Dundas Street is the adjacent property to the west and the structure within was built in 1900 and is listed on the City of London's *Register of Cultural Heritage Resources*. Across Dundas Street, the Italianate commercial structure at 864-872 Dundas Street known as 'Hayman Commercial Block' was built in 1885 and designated under Part IV of the *Ontario Heritage Act* in By-law L.S.P.-3453-187 (City of London, 2020). To the south is an empty lot at 379-381 Ontario Street.

The building at 869-871 Dundas Street is also functionally and physically important in defining the intersection of Dundas and Ontario Streets. The structure maintains frontage along both Dundas Street and Ontario Street and features street facing entrances with decorative verandahs on both the north and east elevations. As a result, the design of the building enhances the contextual value of the streetscapes and defines the intersection.

5.3 Property Description

5.3.1 Institutional/Residential Building

The Subject Property contains a two-and-a-half storey buff brick Victorian house designed in the Italianate architectural style. The house has a hipped roof, two tall chimneys, and appears to sit on a cut stone foundation. The original building was constructed in 1890 and an addition was later constructed in circa 1901 that conformed to the original style. The original slate roof was replaced to asphalt following HAP approval in 2014, and the verandahs on the front and east elevations were recently rebuilt between 2017-2019.

5.3.1.1 North Elevation

The north elevation of the structure fronts Dundas Street and features a hipped roof with gable over the centre bay of the original 1890's house (**Photograph 1**). The dormer features imbricated fish scale style shingles and a

decorative bargeboard. The 1890's portion of the house appears to have descended from the Italianate form and includes a symmetrical three-bay façade with a projecting frontispiece visible on the second storey. The original house has a side-hall plan.

Beneath the protruding cornice is decorative wooden dentils. In addition, there are decorative wood cornice brackets separated by a decorative red brick frieze. Above the second storey windows feature segmentally arched stone Italianate style window heads (lintels).

The north elevation includes a Victorian circular verandah that features a decorated gable with wood swag detail. The verandah gable is centred over the entrance is supported by Doric style columns. The front verandah encompasses the width of the original house. The stone support of the verandah features a honeycomb cut and the verandah is capped by a carved finial (Rediscovering Old East Village:33). The main entrance on Dundas Street includes a wooden double doors with a round arched transom with the address in the transom glass.

The north elevation also features the later two storey buff brick addition built in 1901, which is slightly set back from the original house elevation. The addition includes two large window on each storey. The ground floor window included a segmentally arched window with a glass transom and buff and red brick jack arched brick voussoirs with a decorative keystone.

5.3.1.2 East Elevation

Like the north elevation, the east elevation features a verandah with decorative trim, although rectangular in shape and supported by carved wood posts instead of Doric columns. Adjacent to the verandah is an oculus stained-glass window surrounded by red brick detailing. The second storey of the east elevation features an oriel window with carved wood trim. Above this is a hip roof with a dormer that features imbricated fish scale style shingles. Moving towards the south elevation, part of the structure with a gable roof protrudes towards Ontario Street. A chimney bisects a bay with two windows surrounded by imbricated fish scale style shingles just below the roof line.

5.3.1.3 South and West Elevations

The south elevation faces the paved rear parking area, while the west elevation faces the neighbouring structure at 865 Dundas Street and is obscured due to its proximity to the adjacent structure. The south elevation of the structure features two one-storey extensions, each with their own entrance (**Photograph 4**). The extension closest to Ontario Street has a small porch leading to the entrance with a portico, whereas the other extension features an attached vestibule.

5.3.2 Landscape

The property at 869-871 Dundas Street features a manicured lawn and concrete pathways that lead to verandah entrances on both the north (front) and east elevations of the structure, fronting Dundas Street and Ontario Street, respectively. The pathway to the front entrance is surrounded by a hedgerow and raised bed gardens are present along the front of the structure (**Photograph 1**). The east elevation of the property also includes a small garden in front of the verandah, a shrub, and a hedgerow that encloses the lawn on the east side of the property (**Photograph 3**). Lastly, the rear of the property includes a paved parking area and a detached two car garage with wooden fence facing Ontario Street (**Photograph 5**). A circle rail style wrought iron fence surrounds the structure at 869-871 Dundas Street (**Photograph 6**).

5.3.3 Adjacent Properties

The Subject Property is at the southwestern corner of the intersection of Dundas Street and Ontario Street. 865 Dundas Street is the adjacent property to the west and the structure within was built in 1900 and is listed on the City of London's *Register of Cultural Heritage Resources*. Across Dundas Street, the Italianate commercial structure at

864-872 Dundas Street known as 'Hayman Commercial Block' was built in 1885 and designated under Part IV of the Ontario Heritage Act in By-law L.S.P.-3453-187 (City of London, 2020). To the south is an empty lot at 379-381 Ontario Street that once contained a yellow brick double house built in 1907/08, which featured stained glass transoms in addition to porch columns like the Hayman House (Rediscovering Old East Village:36). The structure at 379-381 was ultimately demolished in 2007 (Building Permit 07018681).

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6. Impact Assessment

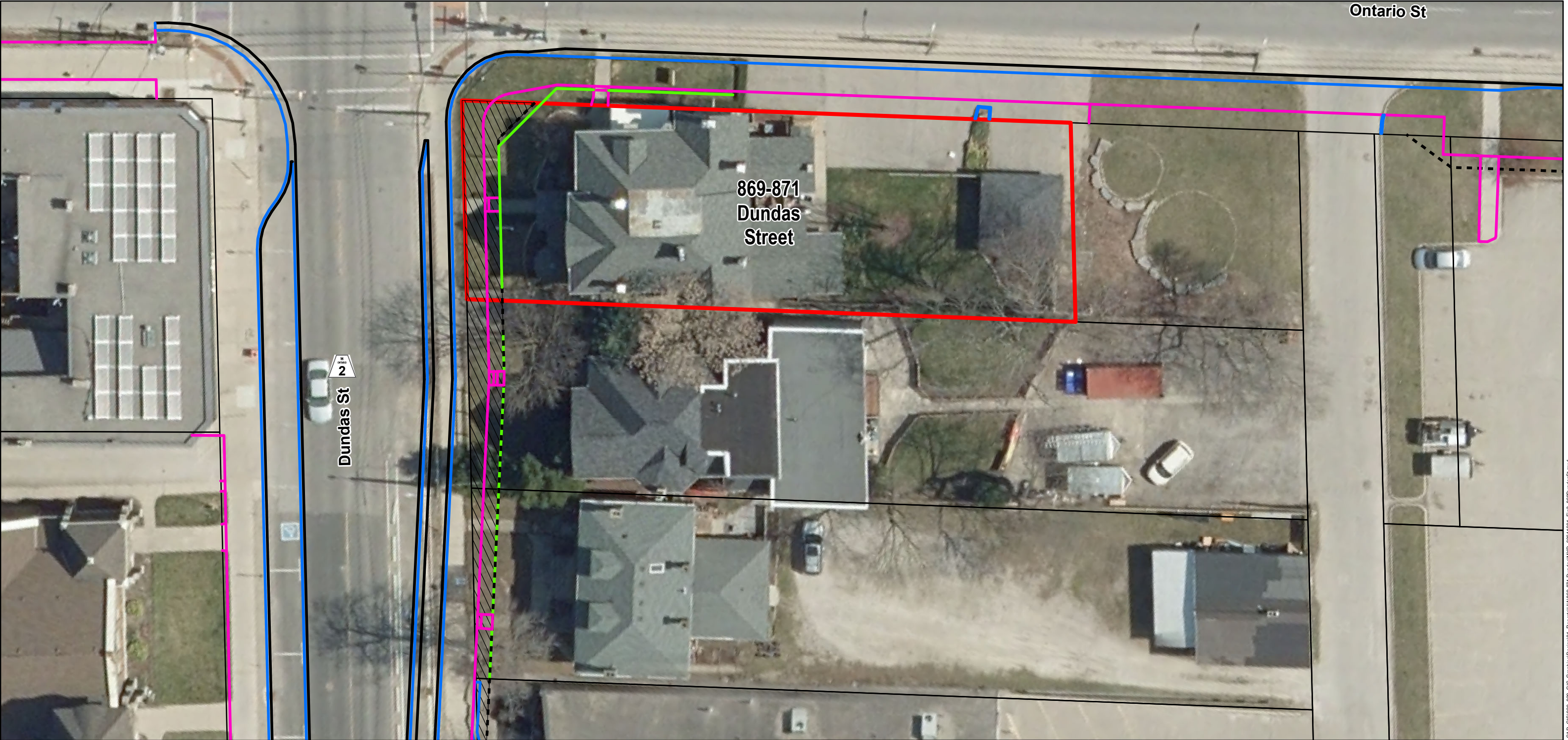
6.1 Description of the Proposed Project

AECOM was retained by the City of London to complete a HIA for 869-871 Dundas Street as part of the work being completed for the proposed London BRT East London Link project.

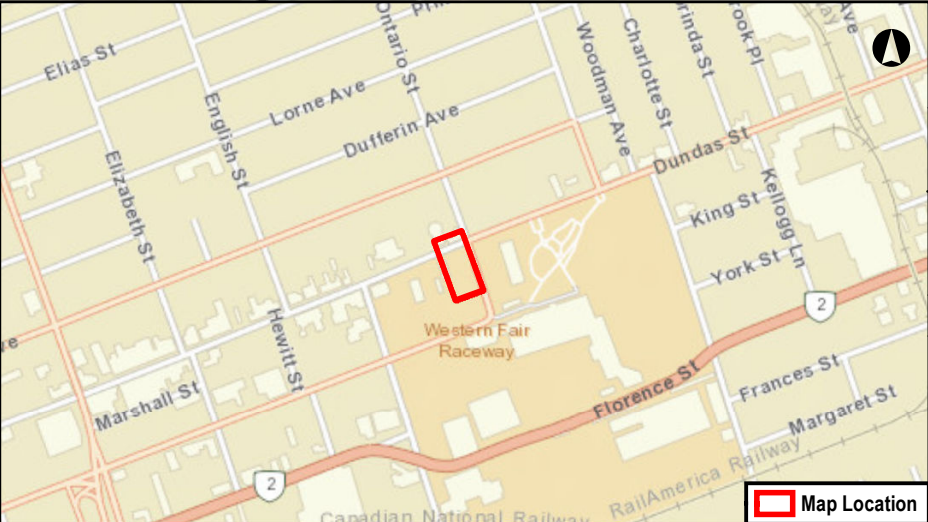
At the onset of the RTMP process, the proposed route was a 24-kilometre BRT system that comprised of four segments, combined into two operation routes: the north/east corridor and the south/west corridor, with 38 bus stops in total. The BRT system was approved by the City of London Council through the RTMP in July 2017. The second stage of the process was completed using the TPAP under Ontario Regulation 231/08: Transit Projects and Metrolinx Undertakings. As part of the TPAP, an EPR was completed in 2019. Since the commencement of the TPAP, there has been refinement of the BRT network through the development and evaluation of alternative design options, public and stakeholder consultation, and the identification of impacts on the environment.

The 90% Detailed Design in the vicinity of the Subject Property shows that on the west side of Ontario Street, the curb and sidewalk expansion to accommodate the new bus lanes will remain within the right-of-way and therefore will not encroach into the Subject Property. The sidewalk expansion on the south side of Dundas Street will be located within the road allowance after the acquisition of frontage from the Subject Property (**Figure 3**). Ultimately, the 90% Detailed Design for the proposed BRT system will not directly impact the structure at 869-871 Dundas Street. Previously, based on the 30% Preliminary Design, the east elevation verandah of the structure was anticipated to be impacted by the widening of Ontario Street, which prompted the preparation of this HIA. However, the updated 50% Preliminary Design, followed by the 90% Detailed Design, avoid direct adverse impacts to the structure within the Subject Property as outlined in Section 6.2 of this report. Concrete pathways off Dundas Street and Ontario Street will require a step up from the proposed sidewalk due to a change in grade of about 0.15m and the remaining yard within the new right-of-way will be graded to make up the difference in elevation.

The City of London retained Dillon Consulting and AGM for London BRT East London Link and Municipal Infrastructure Improvements – Phase 2. In December 2021, AECOM received the draft 50% Preliminary Design from AGM. Subsequently, AGM provided AECOM with an updated version of the 50% Preliminary Design at the end of March 2022. The 90% Detailed Design was later submitted on July 15, 2022. The 90% Design included changes to the footprint along Dundas Street, which resulted in further impacts to the Subject Property, including the requirement to relocate the fence and property sign. The project is scheduled for phased construction beginning in 2022 to 2023.



- Legend**
- Edge of Pavement
 - Curb
 - Fence
 - Sidewalk
 - - - Streetline (edge of the new right-of-way)
 - Parcel Boundary
 - Subject Property
 - ▨ Land to be Acquired



HERITAGE IMPACT ASSESSMENT
869-871 DUNDAS STREET
CITY OF LONDON RT - EAST LINK

Map of the 90% Detailed Design
and the Subject Property

05 meters10 meters20 meters

DATUM: NAD 1983 UTM Zone 17N

October 2022

1:300
* when printed 11"x17"

Source: MNR 2020
Image: City of London 2021. Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User

AECOM

Figure 3

This drawing has been prepared for the use of AECOM's client and may not be used, reproduced or relied upon by third parties, except as agreed by AECOM and its client, as required by law or for use by governmental reviewing agencies. AECOM accepts no responsibility, and denies any liability whatsoever, to any party that modifies this drawing without AECOM's express written consent.

6.2 Assessment of Impacts

6.2.1 Screening for Potential Impacts

To assess the potential impacts of the undertaking, identified cultural heritage resources are considered against a range of possible impacts based on the *Ontario Heritage Tool Kit, Heritage Resources in the Land Use Planning Process, InfoSheet #5 Heritage Impact Assessments and Conservation Plans* (Ministry of Tourism, Culture and Sport, 2006:3) which include, but are not limited to:

- Destruction, removal or relocation of any, or part of any, significant heritage attributes or features
- Alteration that is not sympathetic, or is incompatible, with the historic fabric or appearance
- Shadows created that alter the appearance of a heritage attribute or change the exposure or visibility of a natural feature or plantings, 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 from, within, or to a built or natural heritage feature
- 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
- Land disturbances such as a change in grade that alters soils, and drainage patterns that adversely affect an archaeological resource¹

The MTCS document defines “impact” as a change, either positive or adverse, in an identified cultural heritage resource resulting from a particular activity. This HIA identifies *direct (physical) impacts*, *indirect impacts*, and/or *positive impacts* as the impact types that a construction component and/or activity may have on cultural heritage resources.

A direct (physical) negative impact has a permanent and irreversible negative affect on the cultural heritage value or interest of a property, or results in the loss of a heritage attribute on all or part of the heritage property. Any land disturbance, such as a change in grade and/or drainage patterns that may adversely affect a heritage property, including archaeological resources. An indirect negative impact is the result of an activity on or near the property that may adversely affect its cultural heritage value or interest and/or heritage attributes. A positive impact will conserve or enhance the cultural heritage value or interest and/or heritage attributes of the property.

6.2.2 Impact Assessment Approach

The conservation of cultural heritage resources in planning is a matter of public interest. Changes to a roadway such as widening projects and modifications to intersections have the potential to adversely affect cultural heritage resources, by direct impacts.

This HIA documents the assessment of anticipated construction impacts on the Subject Property as related to the 90% Detailed Design.

The intention of the impact assessment contained in this HIA is to:

- Review the Preliminary Design as it relates to the Subject Property;

¹ This HIA only examines impacts to above-ground cultural heritage resources within the HCDs. Archaeological resources are presented separating reporting.

- Identify the impacts as outlined in the *Ontario Heritage Toolkit* (MTCS 2006) based on the 90% Detailed Design on the Subject Property; and
- Provide mitigation measures to avoid or mitigate potential direct and indirect adverse impacts to the Subject Property, including its heritage attributes. The proposed mitigation measures inform the next steps of the project planning and design.

The following section presents the results of the impact assessment and outlines the potential impacts to the Subject Property based on the 50% Preliminary Design for the project.

6.2.3 Assessment of Impacts

Based on the 50% Preliminary Design, the proposed project will result in curb and sidewalk expansion on the west side of Ontario Street and south side of Dundas Street. The sidewalk expansion on the south side of Dundas Street will be located within the road allowance after the acquisition of frontage from the Subject Property. The impact assessment of the proposed project in **Table 2**, below, presents the possible impacts in the *Ontario Heritage Tool Kit, Heritage Resources in the Land Use Planning Process, InfoSheet #5 Heritage Impact Assessments and Conservation Plans* (MTCS 2006:3).

Table 2: Impact Assessment – 869-871 Dundas Street

Impact	Discussion of Impacts
Destruction, removal, or relocation	<p>No adverse impact.</p> <p>Based on the 90% Detailed Design (Figure 3), the structure within the Subject Property at 869-871 Dundas Street will not be directly impacted by the widening of Dundas Street or Ontario Street, which will result in the sidewalk and curb extending closer or within the Subject Property boundary.</p> <p>The road widening on the south side of Dundas Street will require the acquisition of 50.3 m² of the Subject Property frontage. Within this area, the property sign along Dundas Street will require relocation. The sign is not a heritage attribute of the property and not considered an adverse impact. The property acquisition will, however, impact a portion of the concrete pathway with surrounding hedgerow that leads to the north elevation of the structure. Additionally, the concrete pathway leading to the east elevation of the property will be impacted by the widening of Ontario Street. The concrete pathways will remain extant within the Subject Property and although steps up from the sidewalk will be installed to the concrete pathways off Dundas Street and Ontario Street due to the change in grade, this impact is not considered adverse. The change in grade is about 0.15m and the remaining yard within the new right-of-way will be graded to make up the difference in elevation; therefore, a retaining wall is not required. Furthermore, the project will impact the wrought iron fence currently located within the right-of-way of Dundas Street and Ontario Street. While the fence is not a heritage attribute of the Subject Property, as it was installed after the designating By-law in 1983, it has since become a feature of the property and contributes to the property's overall aesthetic value. The green line on Figure 3 marks the commitment on the 90% Detailed Design to relocate the wrought iron fence fronting both Dundas and Ontario Streets to the streetline (edge of the new right-of-way) along Dundas Street, and to the edge of the proposed sidewalk along Ontario Street. The fence will remain within the right-of-way (the new streetline) along Ontario Street and will align with the edge of the new right-of-way along Dundas Street. The commitment to relocate the wrought iron fence mitigates the potential adverse impacts to the cultural heritage value of the property.</p>
Alteration	<p>No adverse impact.</p> <p>The project will not result in the alteration of any heritage attributes of the Subject Property.</p>
Shadows	<p>No adverse impact.</p> <p>The project will not result in any negative shadow impacts on the Subject Property.</p>

Impact	Discussion of Impacts
Isolation	No adverse impact. The project will not result isolate any heritage attributes from the surrounding environment within the Subject Property.
Direct or indirect obstruction of significant views	No adverse impact. There are no significant views identified as heritage attributes within the Subject property. Therefore, the project will not obstruct any significant views.
A change in land use	No adverse impact. The project will not result in a change in land use of the Subject Property.
Land disturbance	No adverse impact. The change in grade, considered land disturbance, due to the project will require steps for the concrete pathways leading into the Subject Property due to the grade change along Dundas and Ontario Streets. However, the private walkways will remain extant and therefore the introduction of the steps is not considered an adverse impact to the property. Potential Indirect Adverse Impact – Vibration: Evaluation of impacts related to vibration activities requires assessment based on identification of specific construction methods proposed to be used, distance between the sensitive receptor (i.e. a cultural heritage resource) and the construction activity, and anticipated vibration levels (mm/s). Accordingly, it is unknown at this time based on the available information if vibration impacts are anticipated, however the structure at 869-871 Dundas Street is in proximity to the construction activities related to the project. Therefore, there may be indirect impacts to the building related to vibration.

6.2.4 Summary of Impacts

Based on the 90% Detailed Design, the proposed London BRT East London Link project is not anticipated to directly impact the building within the Subject Property at 869-871 Dundas Street. The road widening on the south side of Dundas Street will require the acquisition of frontage from the Subject Property. This is anticipated to impact a portion of the concrete pathways, surrounding hedgerow, the property sign along Dundas Street, and the wrought iron fence currently within the right-of-way. As such, the 90% Detailed Design illustrates that this fence, fronting both Dundas and Ontario Streets, will be relocated to the edge of the proposed sidewalk along Ontario Street, and the edge of the new right-of-way along Dundas Street (**Figure 3**). The relocation of the fence, as well as its protection during construction activities, will be the responsibility of the Contractor retained by the City of London for this project.

7. Assessment of Mitigation Options

Based on the results of the field review, the Statement of Cultural Heritage Value for the property, and an analysis of impacts of the proposed undertaking, the road widening on the south side of Dundas Street will require the acquisition of frontage from the Subject Property. However, no direct adverse impacts to the cultural heritage value and the heritage attributes within the Subject Property at 869-871 Dundas Street are anticipated. As such, there are no further heritage requirements for the Subject Property and therefore, no mitigation options were prepared in this HIA.

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8. Conclusion and Recommendations

The Subject Property is currently designated by the City of London under Part IV of the *Ontario Heritage Act* (By-law L.S.P.-2704-469). Based on the impact assessment conducted in this report, while the proposed sidewalk expansion on the south side of Dundas Street will require the acquisition of frontage from the Subject Property, no heritage attributes are anticipated to be directly impacted by the project. However, the wrought iron fence located within the right-of-way parallel to Dundas and Ontario Streets will be impacted and is considered to add to the overall aesthetic value of the property. As such, the following recommendations can be made for the Subject Property:

1. Prior to construction activities, the wrought iron fence that surrounds the Subject Property must be removed and stored by the Contractor so that it is relocated following project completion to the alignment marked in green on the 90% Detailed Design (**Figure 3**).
2. Prior to construction activities, the sign on the property must be shifted approximately 0.30m south to be outside the new right-of-way and entirely within the boundaries of the Subject Property.

8.1 Vibration Impacts and Monitoring

Evaluation of impacts related to vibration activities requires assessment based on identification of specific proposed construction methods, the distance between the sensitive receptor (i.e. a cultural heritage resource) and the construction activity, and anticipated vibration levels (mm/s). Based on the draft Noise and Vibration Analysis Memorandum completed by AECOM (August 2020), Class IV buildings, which include “historic buildings”, can be extremely susceptible to vibration damage. The vibration analysis provided the following restrictions and vibration limits to be maintained during construction, if possible:

- Use of a vibratory roller within 11m of a historic building,
- Use of an excavator, dozer, compaction machine, or grader within 6.2m of a historic building,
- Use of a vacuum excavator within 5.6m of a historic building, and
- Use of a jackhammer within 3.3m of a historic building.

Given the proximity of 869-871 Dundas Street, a designated cultural heritage resource, to the construction impacts shown in the 90% Detailed Design, it is anticipated that the vibration limit may be exceeded and therefore, the following mitigation measures for vibration impacts should be implemented prior to construction in order to determine if 869-871 Dundas Street requires vibration mitigation and monitoring:

- Document (review and establish) the structural condition of the building to determine if it is vulnerable to vibration impacts from the project
- Establish vibration limits based on structural conditions, founding soil conditions and type of construction vibration (i.e. refer to the Noise and Vibration report for the project)
- Implement vibration mitigating measures on the construction site and/or at the building (i.e. modify construction procedures, if required)

Construction and post-construction monitoring may be required for this building if it was determined subject to vibration damage. The following monitoring activities are recommended for vibration impacts:

- Monitor vibration during construction using seismographs, with notification by audible and/or visual alarms when limits are approached or exceeded; and
- Conduct regular condition surveys and reviews during construction to evaluate efficacy of protective measures. Implement additional mitigation as required.

9. Sources

Primary and Secondary Sources:

Canada's Historic Places

- n.d. "Hayman House, 869-871 Dundas Street." Available online at:
<https://www.historicplaces.ca/en/rep-reg/place-lieu.aspx?id=11632>

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- 1983 "By-law No. L.S.P.-2704-469: A by-law to designate Hayman House, 869-871 Dundas Street of historic and architectural value." Department of the City Clerk. November 15, 1983.
- 2019 *Heritage Places 2.0: A Description of Potential Heritage Conservation Areas in the City of London*. Letourneau Heritage Consulting Inc. Available online at: <https://pub-london.escibemeetings.com/filestream.ashx?DocumentId=66772>
- 2020 "Register of Cultural Heritage Resources." Available online at:
<https://london.ca/sites/default/files/2021-04/Register%20of%20Cultural%20Heritage%20Resources.pdf>

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- 2022 "Company History." Available online at: <https://www.haymanconstruction.com/About.htm>

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- 2022 "History: Hayman House." Available online at: <https://odaa.org/blazing-trail-ontario-dental-assistants.html>

The Architectural Conservancy of Ontario, London Region Branch

- 2004 ACO's 31st Annual Geranium Heritage House Tour. *Rediscovering Old East Village*. Provided by: Mark Richardson, London Public Library

WSP Canada, Inc.

- 2019 *Cultural Heritage Screening Report: London Bus Rapid Transit System*. City of London.

Provincial Standards and Resources:

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- 2006 *O. Reg. 9/06: Criteria for Determining Cultural Heritage Value or Interest*, made under the Ontario Heritage Act. Available online at:
<https://www.ontario.ca/laws/regulation/060009>
- 2017 *Ontario Heritage Act, R.S.O. 1990, c.0.18*. Available online at:
<https://www.ontario.ca/laws/statute/90o18>
- 2017 *Planning Act, R.S.O. 1990, c. P.13*. Available online at:
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<https://www.ontario.ca/page/provincial-policy-statement-2020>

Ministry of Tourism, Culture and Sport (MTCS)

- 1980 *Guidelines on the Man-Made Component of Environmental Assessments*, prepared by Weiler. Toronto. Historical Planning and Research Branch, Ontario Ministry of Culture and Recreation.
- 1992 *Guideline for Preparing the Cultural Heritage Resource Component of Environmental Assessments*.

- 2006 *Ontario Heritage Tool Kit*. Available online at:
http://www.mtc.gov.on.ca/en/heritage/heritage_toolkit.shtml
- 2007 *Heritage Conservation Principles for Land Use Planning*. Available online at:
http://www.mtc.gov.on.ca/en/publications/InfoSheet_Principles_LandUse_Planning.pdf

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Appendix **A**

Photographs



Photograph 1:
View of front (north) elevation of 869-871 Dundas Street, facing Dundas Street (AECOM 2021)



Photograph 2:

View of front (north) and east elevations of 869-871 Dundas Street at the intersection of Ontario and Dundas Streets (AECOM 2021)



Photograph 3:
Close-up of east elevation, showing stained glass oculus window and verandah (AECOM 2021)



Photograph 4:

View of south and east elevations of 869-871 Dundas Street from Ontario Street, looking west (AECOM 2021)



Photograph 5:

View of south elevation of 869-871 Dundas Street in the background with detached garage on the property in the foreground, looking northwest (AECOM 2021)



Photograph 6:

View of the circle rail style wrought iron fence that surrounds the structure just beyond the property line of 869-871 Dundas Street (AECOM 2021)

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