

Heritage Impact Assessment

Victor Anastasiadis
566-578 Colborne Street



July 12, 2024



EXECUTIVE SUMMARY

Zelinka Priamo Ltd. was retained by Victor Anastasiadis (“the client”) to prepare a Heritage Impact Assessment (“HIA”) for the proposed rezoning and subsequent redevelopment of the lands known municipally as 566, 568, 572 and 578 Colborne Street (hereinafter referred to as the “subject lands”). Each property is designated under Part V of the Ontario Heritage Act as part of the West Woodfield Heritage Conservation District, and each is assigned a C-Rating in the City of London’s Register of Cultural Heritage Resources. The proposed development consists of four (4) two-and-a-half storeys stacked townhouse buildings designed as rear additions to the existing two-and-a-half storey triplex buildings at 572 and 578 Colborne Street. The existing duplex dwellings at 566 and 568 Colborne Street will not be altered substantially as part of the proposed development.

This HIA will identify and evaluate the heritage value of the subject lands and adjacent properties; determine potential impacts on the identified heritage resources, based on the relevant provincial and municipal policies and guidelines; and, propose mitigation measures to minimize (or avoid) negative impacts on the identified heritage resources. This Assessment will have particular regard for the siting, massing, architectural detailing, and materiality of the proposed development, as these factors have the greatest impact on heritage resources. Other impacts, such as landscaping, will also be considered.

Overall, the proposed development meets many of the goals and objectives of the relevant provincial and municipal policy documents, especially the West Woodfield Heritage Conservation District Plan. The proposed development includes the following elements that will mitigate potential impacts on existing heritage attributes:

- All existing heritage buildings on the subject lands will be retained and restored in-place;
- The appearance of the subject lands from Colborne Street will remain mostly unaltered, with the stacked townhouse additions located entirely at the rear of the subject lands (screened from the streetscape by existing buildings);
- The proposed height, massing, and scale of the additions will ensure the new construction appears subordinate to, and discernable from, the existing heritage buildings;
- Parking and vehicular areas will be located in the rear yard, screened from the public realm;
- The proposed development will not negatively affect the appearance of (or views from) adjacent heritage properties and will not result in substantial shadow impacts in front or exterior side yard areas. Fencing, vegetation screening, and visual buffers will be provided along external lot lines where necessary; and,
- No change in land use is proposed, and the subject lands will continue to be used for low-density residential purposes.

While the proposed development generally represents an appropriate and compatible form of development that conforms with the policies and recommendations of the West Woodfield Heritage Conservation District Plan, this Assessment contains some minor recommendations that would further mitigate potential impacts on the identified heritage attributes (see Part 6.0).

In conclusion, the proposed development meets the goals of the Provincial Policy Statement, 2020, the London Plan, and the West Woodfield Heritage Conservation District Plan, and conforms to the policies and guidelines established therein. While some minor changes and refinements are offered for consideration, the proposed development exemplifies the intent of the relevant provincial and municipal policies and serves as a good example of intensification in a Heritage Conservation District. Several other properties in the neighbourhood have been densified and developed with rear additions similar to that of the proposal. These projects demonstrate that demand for new housing can be accommodated while remaining sensitive to important heritage assets. It is our opinion that the proposed development will provide another positive case study in this form intensification that will contribute to the longevity of the subject lands and broader West Woodfield neighbourhood.

TABLE OF CONTENTS

EXECUTIVE SUMMARY	1
1.0 INTRODUCTION	4
2.0 HERITAGE ASSESSMENT POLICIES + GUIDELINES	5
2.1 The Planning Act	5
2.2 The Provincial Policy Statement, 2020	5
2.3 The Ontario Heritage Act	7
2.4 The London Plan	7
2.5 West Woodfield Heritage Conservation District Plan	9
2.5.1 Heritage Rating	11
2.6 Impact Assessment Criteria	11
2.7 Other Considerations	12
3.0 SUBJECT LANDS + CONTEXT	13
3.1 West Woodfield Neighbourhood	13
3.2 The Subject Lands	15
3.3 Adjacent Properties	18
3.4 Summary + Evaluation of Key Heritage Attributes	22
4.0 PROPOSED DEVELOPMENT	23
4.1 Site Design	23
4.2 Massing	24
4.3 Architectural Detailing + Material Palette	25
4.4 Treatment of Heritage Features	26
5.0 IMPACT ASSESSMENT	27
5.1 London Plan	27
5.2 West Woodfield Heritage Conservation District Plan	29
5.3 Impacts + Conservation Principles	33
6.0 MITIGATION RECOMMENDATIONS	36
7.0 REFERENCES	Error! Bookmark not defined.

1.0 INTRODUCTION

Zelinka Priamo Ltd. was retained by Victor Anastasiadis to prepare a Heritage Impact Assessment for the proposed redevelopment of the lands known municipally as 566, 568, 572, and 578 Colborne Street. The proposed development consists of four (4) two-and-a-half storey stacked townhouses designed as rear extensions to two (2) existing two-and-a-half storey residential buildings with the municipal addresses of 572 and 578 Colborne Street.

This HIA is being submitted to the City of London as part of a Zoning By-law Amendment application to permit the proposed development. The purpose of this Assessment is to evaluate the impact of the proposal on the City's built heritage resources, including the existing heritage structures on the subject lands and those of the surrounding West Woodfield Heritage Conservation District. Many structures are listed under Part V of the Ontario Heritage Act (OHA) as part of the Heritage Conservation District ("HCD") or are designated individually under Part IV of the OHA. Each building (regardless of designation status) is also assigned a rating in the City of London's Register of Cultural Heritage Resources, classifying its historical significance on a scale of from 'A' to 'D'.

This HIA will identify and assess the value of the heritage structures on and adjacent to the subject lands; identify the potential impacts of the proposed development on the identified heritage resources; and, evaluate the significance of the heritage resources and potential impacts of the proposed development in the context of the relevant provincial and municipal policies and guidelines regarding the conservation of built heritage resource. The HIA will conclude with a summary and conservation recommendations.

2.0 HERITAGE ASSESSMENT POLICIES + GUIDELINES

The Province of Ontario and the City of London have established policies, guidelines, and terms of reference for the protection and conservation of built heritage resources. This section provides an overview of the relevant documents, as well as relevant definitions.

2.1 The Planning Act

The *Planning Act* is provincial legislation that provides a framework for land use planning in Ontario. The *Planning Act* defines matters of provincial interest in Part I, and identifies that (2) the Minister, the council of a municipality, a local board, a planning board and the Tribunal, in carrying out their responsibilities under this Act, shall have regard to, among other matters, matters of provincial interest such as (d) the conservation of features of significant architectural, cultural, historical, archaeological or scientific interest.

2.2 The Provincial Policy Statement, 2020

The *Provincial Policy Statement* (PPS), issued under the authority of Section 3 of the *Planning Act* and updated in 2020, provides policy direction on matters of provincial interest related to land use planning to ensure efficient development, economic resilience, and the protection of natural resources. All planning applications required to be consistent with the policies of the PPS, including the following provisions relating to heritage conservation:

1.7.1 Long-term economic prosperity should be supported by (e) encouraging a sense of place, by promoting well-designed built form and cultural planning, and by conserving features that help define character, including built heritage resources and cultural heritage landscapes.

2.6.1 Significant built heritage resources and significant cultural heritage landscapes shall be conserved.

2.6.3 Planning authorities shall not permit development and site alteration on adjacent lands to protected heritage property except where the proposed development and site alteration has been evaluated and it has been demonstrated that the heritage attributes of the protected heritage property will be conserved.

2.6.4 Planning authorities should consider and promote archaeological management plans and cultural plans in conserving cultural heritage and archaeological resources.

The following relevant terminology is defined in Section 6.0 of the PPS:

Adjacent lands (for the purposes of policy 2.6.3) means those lands contiguous to a protected heritage property or as otherwise defined in the municipal official plan.

Built heritage resource means a building, structure, monument, installation or any manufactured or constructed part or remnant that contributes to a property's cultural heritage value or interest as identified by a community, including an Indigenous

community. Built heritage resources are located on property that may be designated under Parts IV or V of the Ontario Heritage Act, or that may be included on local, provincial, federal and/or international registers.

Conserved 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-maker. Mitigative measures and/or alternative development approaches can be included in these plans and assessments.

Cultural heritage landscape means a defined geographical area that may have been modified by human activity and is identified as having cultural heritage value or interest by a community, including an Indigenous community. The area may include features such as buildings, structures, spaces, views, archaeological sites or natural elements that are valued together for their interrelationship, meaning or association. Cultural heritage landscapes may be properties that have been determined to have cultural heritage value or interest under the Ontario Heritage Act, or have been included on federal and/or international registers, and/or protected through official plan, zoning by-law, or other land use planning mechanisms.

Heritage attributes means the principal features or elements that contribute to a protected heritage property's cultural heritage value or interest, and may include the property's built, constructed, or manufactured elements, as well as natural landforms, vegetation, water features, and its visual setting (e.g. significant views or vistas to or from a protected heritage property).

Protected heritage property means property designated under Parts IV, V or VI of the Ontario Heritage Act; property subject to a heritage conservation easement under Parts II or IV of the Ontario Heritage Act; property identified by the Province and prescribed public bodies as provincial heritage property under the Standards and Guidelines for Conservation of Provincial Heritage Properties; property protected under federal legislation, and UNESCO World Heritage Sites.

Significant (in regard to cultural heritage and archaeology) means resources that have been determined to have cultural heritage value or interest. Processes and criteria for determining cultural heritage value or interest are established by the Province under the authority of the Ontario Heritage Act.

2.3 The Ontario Heritage Act

The Ontario Heritage Act (OHA), R.S.O, 1990, c.0.18 (updated 2023) provides policy direction relating to the identification and conservation of cultural heritage resources in the Province of Ontario. Under Part IV of the OHA, individual properties can be designated by the municipality or by the Minister, while Part V provides for the designation of Heritage Conservation Districts (HCD) encompassing multiple properties. HCDs are intended to manage changes within a specified area of a municipality to ensure the established cultural heritage value is maintained and protected.

The subject lands are not designated under Part IV of the Ontario Heritage Act, but they are located within the West Woodfield Heritage Conservation District (“WWHCD”) which is designated under Part V. This HIA considers the policies of Part V and will evaluate the proposed development in relation to the designations, policies, and guidelines of the West Woodfield Heritage Conservation District Plan to determine if the proposed additions are compatible with the established character of the West Woodfield neighbourhood.

The following terms are defined in Section 1 of the OHA:

Alter means to change in any manner and includes to restore, renovate, repair or disturb.

Heritage attributes means, in relation to real property, and to the buildings and structures on the real property, the attributes of the property, buildings and structures that contribute to their cultural heritage value or interest

2.4 The London Plan

The London Plan was adopted by City Council and approved by the Province of Ontario on December 28, 2016. At the time of Provincial approval, the London Plan was appealed to the Ontario Land Tribunal (OLT). Through an OLT decision on May 25, 2022, the final phase of policy appeals were resolved, though several site-specific appeals remain active. The London Plan sets out policies that pertain to properties listed on the *City of London Register of Cultural Heritage Resources*, including the subject lands, while also governing development on adjacent parcels. The following general objectives from The London Plan regarding cultural heritage resources apply to the proposed development, a detailed policy review is provided in Section 5.0 of this HIA:

154 *Through our urban regeneration efforts we will (3) encourage the conservation, restoration, and appropriate use of cultural heritage resources.*

554 *In all of the planning and development we do, and the initiatives we take as a municipality we will:*

- 1. Promote, celebrate, and raise awareness and appreciation of London’s cultural heritage resources.*
- 2. Conserve London’s cultural heritage resources so they can be passed on to our future generations.*
- 3. Ensure that new development and public works are undertaken to enhance and be sensitive to our cultural heritage resources.*

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.*

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.*

The London Plan defines

Adjacency means “sites that are contiguous; sites that are directly opposite a cultural heritage resource separated by a laneway, easement, right-of-way, or street; or sites which a proposed development or site alteration has the potential to impact identified visual character, streetscapes or public views as defined within a statement explaining the cultural heritage value or interest of a cultural heritage resource”

Conservation means “actions or processes that are aimed at safeguarding the heritage attributes of a cultural heritage resource so that it retains its cultural heritage value or interest and extends its physical life. This may involve preservation, rehabilitation, restoration or a combination of these actions or processes.”

Cultural heritage landscape means “a defined geographical area that may have been modified by human activity and is identified as having cultural heritage value or interest by a community, including an Aboriginal Community. The area may involve features such as structures, spaces, archaeological sites, or natural elements that are valued together for their interrelationship, meaning or association. Such a cultural heritage landscape is valued by Londoners and is of significance to an understanding of the histories of a people or place.”

Cultural heritage resource means “a human work or a place that gives evidence of human activity or has spiritual or cultural meaning or value, and which has been determined to have historic value. Cultural heritage resources include both the physical and intangible resources, properties protected under the Ontario Heritage Act, built heritage resources, cultural heritage landscapes, archaeological resources, paleontological resources and both documentary and material heritage.”

Intensification means “the development of a property, site, or area at a higher density than currently exists. Intensification adds one or more residential units to a site, or creates one or more additional lots from an existing lot.”

Streetscape means “the combination of visual and structural elements including such things as the street right-of-way, the design and placement of buildings, street trees, landscape elements, street furniture, lighting, and signage.”

Street wall is “the condition created when the front façades of a series of buildings are aligned facing a street to create a sense of definition, enclosure, and a level of protection from the weather along a streetscape. It is an important feature of designing a street to be comfortable for pedestrians. The term street wall does not necessarily imply that buildings are joined together.”

2.5 West Woodfield Heritage Conservation District Plan

In October 2007, Stantec Consulting in association with Nexus Architects, Ecoplans Limited, and Michael Baker (by direction of Council), completed a Heritage Conservation District Study for the West Woodfield neighbourhood. This Study inventoried and evaluated the architectural and streetscape characteristics of the neighbourhood and assessed its collective heritage value. Following the completion of this Study, Stantec et al drafted a Heritage Conservation District Plan to establish a framework by which the identified heritage attributes can be conserved, managed, and enhanced in response to development and change over time. The West Woodfield Heritage Conservation District Plan (“WWHCD Plan”) was released in August 2008, and on March 9, 2009, the City of London designated the neighbourhood as a Heritage Conservation District under Part V of the Ontario Heritage Act (By-Law L.S.P.-3400-254).

The HCD designation offers long term protection of the neighbourhood’s important and identifiable historic resources, while the WWHCD Plan is intended to manage future development in the area. The WWHCD Plan establishes policies and guidelines for any alterations, additions, infrastructure improvements, or other forms of development, ensuring they are consistent with the established character of the area or and will not detract from, or result in the loss of, key heritage attributes. According to Section 1.5 of the Plan, “it is the streetscape that is the focus of a heritage conservation district...” and the HCD “will not affect the construction of an addition on the back of a house” (Section 8.0).

An overview of the relevant goals and objectives of the WWHCD Plan (Section 3.1) is provided below:

Overall Heritage Conservation District: *Recognize, protect, enhance and appreciate West Woodfield’s cultural heritage resources, including buildings, landscapes and historical connections, and value their contribution to the community, including:*

- *Encouraging the retention, conservation and adaptation of the District’s heritage buildings and attributes, as described in the Study and Plan, rather than their demolition and replacement.*

Buildings: Avoid the destruction and/or inappropriate alteration of the existing building stock, materials and details, including:

- Encouraging sensitive restoration practices that make gentle and reversible changes, when necessary, to significant heritage buildings

Streetscape: Maintain and enhance the visual, contextual and pedestrian oriented character of West Woodfield's streetscape and public realm, including:

- Maintaining existing street trees, vegetation and boulevards and develop replacement programs where necessary to ensure tree canopy retention over time

Land Use: Maintain the low-density residential character of the West Woodfield Heritage Conservation District as the predominant land use, while recognizing that certain areas of the District already have or are intended for a wider range of uses, including:

- Establishing policies that will consider and mitigate the potential impacts of non-residential or higher intensity residential uses on the heritage character of low-density residential areas.
- Developing area or site-specific policies and guidelines for those areas intended for non-residential or higher intensity residential uses that will protect key heritage attributes, while allowing greater latitude for potential alterations or redevelopment.
- Ensuring that infill development or redevelopment is compatible with the heritage character and pedestrian scale of the District.

Process: Ensure that the permit approvals process for the West Woodfield Heritage Conservation District is effective, streamlined and easily understood.

Additionally, the following principles are outlined in Section 3.2 of the WWHCD Plan:

Preserve the Historic Context

Maintain and Repair

Find a Viable Social or Economic Use

Preserve Traditional Setting

Preserve Original Decoration and Fittings

Restore to Authentic Limits

Employ Traditional Repair Methods

Respect Historic Accumulations

Make New Replacements Distinguishable

Avoid Additions

Document Changes

An in-depth review of relevant policies and design guidelines of the WWHCD Plan is provided in Part 5.0 of this Heritage Impact Assessment.

2.5.1 Heritage Rating

As part of the West Woodfield Heritage Conservation District Study, each property in the neighbourhood was assigned a letter-grade rating to quantify their contribution to the heritage character of the area. The rating system is described as follows in the WWHCD Plan:

“Within the West Woodfield Heritage Conservation District, a large proportion of buildings have been designated under Part IV of the Ontario Heritage Act or listed in the City of London’s Inventory of Heritage Resources. There are also a number of properties that are neither listed nor designated yet retain their heritage value and architectural significance. All of these properties were assessed and identified in Phase 1 of this Study with A, B, or C ratings. The assessment also ranked some buildings as ‘D’. These buildings have lost or irreversibly altered their original heritage features and/or lack architectural character within their new or old design...Despite a building’s architectural rating, all buildings contained within the heritage district are protected and governed by the policies and guidelines of this plan.”

All four properties that comprise the subject lands are currently assigned C-ratings under the WWHCD Plan. C-ratings are typically assigned to those properties that have been altered but still contribute to the overall streetscape.

2.6 Impact Assessment Criteria

The impact assessment on cultural heritage resources is based on the impacts as defined by *Infosheet #5 Heritage Impact Assessments and Conservation Plans* prepared by the Ontario Ministry of Heritage, Sport, Tourism and Culture Industries. Impacts to heritage resources may be direct or indirect. Direct impacts include:

Destruction of any, or part of any, significant heritage attributes or features.

Alteration that is not sympathetic, or is incompatible, with the historic fabric and appearance.

Indirect impacts do not cause destruction or alteration of the cultural heritage resource, but may include:

Shadows created that alter the appearance of a heritage attribute or change the viability of a natural feature or plantings, such as a garden.

Isolation of a heritage attribute from its surrounding context or a significant relationship.

Obstruction of significant views or vistas within, from, or of built and natural features.

A change in land use such as rezoning a battlefield from open space to residential use, allowing new development or site alteration to fill in the formerly open spaces.

Land disturbances such as a change in grade that alters soils, and drainage patterns that adversely affect an archeological resource.

In addition, the potential for indirect impacts resulting from vibration resulting from construction activities should be considered. For the purpose of this HIA, this impact has been categorized under “land disturbances”.

2.7 Other Considerations

The City of London does not have a Terms of Reference (TOR) document to establish the required contents of a Heritage Impact Assessment report. TOR for other municipalities in Ontario were referenced in the preparation of this HIA. The requirements established in these TOR are derived from the policies of the Provincial Policy Statement, 2020 (specifically cultural heritage and land use planning) and may be considered for other municipalities in the province.

3.0 SUBJECT LANDS + CONTEXT

This section will examine the defining characteristics of the subject lands and the broader West Woodfield neighbourhood with an emphasis on heritage elements. For this Heritage Impact Assessment, the boundaries of West Woodfield neighbourhood will be Pall Mall Street/Central Avenue (north), Maitland Street (east), Queens Avenue/Dufferin Street (south), and Richmond Street (west), as shown in Figure 1. These streets also define the outer limit of the WWHCD.

Figure 1 – The West Woodfield Heritage Conservation District and subject lands



3.1 West Woodfield Neighbourhood

The West Woodfield neighbourhood is described as the “heart of historic London” in the WWHCD Plan. Much of the neighbourhood was established between 1880 and 1914 during a period of growth and economic prosperity, and contains homes, churches, and schools built for the city’s business and social elite. The origins of the neighbourhood are reflected in the quantity of well-crafted buildings in the area, including several excellent and well-preserved examples of many architectural styles. All properties in the neighbourhood are designated pursuant to Part V of the Ontario Heritage Act as part of the WWHCD, and many are individually designated under Part IV.

The neighbourhood is arranged on a grid of public streets, complimented in some areas by rear laneways that consolidate vehicular access and parking. Many streets are broad while others (such as Hyman Street) are quite narrow. Wider streets have landscaped boulevards and front yards, hosting mature trees whose large trunks and canopies “impart a sense of history” (WWHCD, Section 2.3.3). Many properties do not have driveways or garages, with frontages defined by gardens and large porches and/or balconies, contributing to a pedestrian-oriented streetscape.

The neighbourhood consists primarily of residential uses in a variety of forms and densities, including single-detached dwellings, semi-detached dwellings, and apartment buildings (low-rise and high-rise). There are also some commercial uses in the neighbourhood (primarily office), occupying converted dwellings as well as purpose-built structures. Institutional uses are also found in the area, including schools and places of worship, as well as City Hall and Centennial Hall. Finally, the area also includes Victoria Park, a major public open space and one of the city’s main venues for festivals and community events.

Many buildings were constructed using the finest materials and workmanship available at the time and were designed primarily in Victorian or Edwardian styles. A brief overview of each style is provided below:

Victorian applies generally to buildings constructed during the reign of Queen Victoria, from 1837 to 1901, and includes several variants such as Gothic Revival, Shingle Style, Stick Style, Vernacular, and Queen Anne. Each of these variants are linked by a similar appreciation for ornament and extravagance, with common characteristics derived from both the classical and gothic traditions:

- Steep, pointed roof lines, often with gables and dormers on the front facade;
- Projecting bays and bay windows, with large cornices;
- Transom windows and doors with flat or segmental arches;
- Extended porches and large entrances, often supported by classical columns;
- Typically, red brick, though other local stones and bricks were common; and,
- Painted wood detailing on gables, porches, sills, etc.

Gables were often the most decorative and extravagant features of Victorian homes. Their triangular shape offered an opportunity for artistic expression and a challenge for designers and craftspeople. Vergeboards, fish scale shingles, and other ornate details are common in the gables found throughout the WWHCD.

Edwardian includes buildings constructed during the reign of King Edward VII (1901-1910), but the period is often considered to have continued through the end of the First World War (1918). This style incorporates many gothic and classical features popular in Victorian architecture, but they are applied sparingly, resulting in a more simplified and unassuming appearance. The Edwardian style was influenced by increasing standardization in manufacturing and construction and is considered a precursor to the modern styles of the twentieth century. It can be identified by the following characteristics:

- Gables, often on the front façade and above a projecting bay;
- Exaggerated cornices, supported by wooden brackets;
- Detailed carpentry, stain glass, and tile work, though less abundant than in Victorian buildings;

- Generous front porches, often with classical columns supporting a plain architrave/cornice;
- Projecting stone sills and lintels (with keystones), oversized in some cases;
- Sash windows often with transom openings above; and,
- Smooth brick finishes.

The features described above can be found on much of the neighbourhood's building stock. Their repetition contributes to a visual consistency and identifiable character in the HCD, and many are identified as character elements in the Part V designation.

3.2 The Subject Lands

The subject lands are comprised of four parcels (566, 568, 572, 578), located on the east side of Colborne Street approximately 35m south of Central Avenue (Figure 2). Colborne Street extends south through downtown, terminating at the Thames River, and continues north from the subject lands to Kings University College. The street is designated as a “Neighbourhood Connector” in the London Plan. The subject lands have frontage on the east side of the right-of-way.

Figure 2 – The subject lands



The four parcels have a combined area of 0.49ac (0.2ha) with a frontage of 45m (148ft) along Colborne Street and a lot depth of approximately 45m (148ft). Vehicular access is provided via a private gravel driveway between 572 and 578 that leads to a rear parking area. Pedestrian access is provided via concrete or interlocking stone pathways, connecting porches and main entrances to the public sidewalk. Front and side yards are maintained as lawns and gardens, with multiple mature trees that contribute to each property's heritage status.

The subject lands are presently occupied by four (4) existing buildings. Each is listed on the *City of London Register of Cultural Heritage Resources* and was designated under Part V of the Ontario Heritage Act on March 9, 2009, as part of the WWHCD. A brief overview of each property is provided below, with detailed descriptions on the following page:

- 566 Colborne Street, a two-and-a-half storey semi-detached dwelling (attached to 568 Colborne Street) that was subsequently converted to a duplex. This building has a footprint of 96m² (1,033ft²).
- 568 Colborne Street, a two-and-a-half storey semi-detached dwelling that was subsequently converted to a duplex. This building has a footprint of 88m² (947ft²).
- 572 Colborne Street, a two-and-a-half storey detached dwelling that was subsequently converted to a nine (9) bedroom lodging house. This building has a footprint of 125m² (1,345ft²).
- 578 Colborne Street, a two-and-a-half storey detached dwelling that was subsequently converted to a nine (9) bedroom lodging house. This building has a footprint of 132m² (1,420ft²).

Each building in the WWHCD is assigned a rating in the City of London's Register of Cultural Heritage Resources, classifying its historical significance on a scale of from 'A' to 'D'. Properties with a high heritage value are rated as 'A' or 'B' and many are designated individually under Part IV of the OHA. The 'C' Rating is assigned to properties whose designs are historical but not unique. These properties have often been altered, in the replacement of original features or with added extensions, entrances, and fire escapes. Finally, the 'D' Rating applies to buildings that have been altered substantially, resulting in the irreversible loss of heritage elements, or for buildings that do not contribute to the HCD.

All four buildings on the subject lands were assigned a 'C' Rating. Although historical, the buildings lack the architectural merit to be considered exemplary of the Victorian or Edwardian styles, and each has been altered with fire escapes or painted brick. Some original windows, doors, trim, and decorative features have likely been replaced. The heritage value of these buildings is in their contribution to the overall streetscape and character of the WWHCD and their general architectural merit (representative of the Edwardian and late Victorian styles).

Note: Since the converted dwellings at 572 and 578 Colborne Street were vacated, some general maintenance concerns have arisen. Overall, the structural integrity of the buildings does not appear to be compromised, and many concerns are cosmetic in nature (refinishing, porch repairs, landscaping, etc.). 566-568 Colborne Street remains occupied and is in good physical condition.



Address	566-568 Colborne Street
Heritage Status	Designated Part V, C-Rating
Constructed	1842 (566) and 1899 (568)
Style	Victorian
Notable Features	Two-and-a-half storey Painted brick Decorative wooden gable with fish scale shingle pattern Projecting bay and tower Large front porch supported by square columns Transom windows



Address	572 Colborne Street
Heritage Status	Designated Part V, C-Rating
Constructed	1884
Style	Victorian
Notable Features	Two-and-a-half storey Painted brick Bay window with colonettes Inset door with transom window and wood detailing Tudor-inspired gable and second storey sunroom Segmental arches (side) Large porch with coupled columns (classical style)



Address	578 Colborne Street
Heritage Status	Designated Part V, C-Rating
Constructed	1904
Style	Edwardian
Notable Features	Two-and-a-half storey Red brick Exaggerated cornices with ornate brackets Multiple wooden gables Stone sills and lintels Porch with classical columns, hit-and-miss brick pattern

3.3 Adjacent Properties

This Heritage Impact Assessment must also consider properties adjacent or across from the subject lands. There are nine such properties that have views of the subject lands from their front or side elevations: 403, 415, and 417 Central Avenue, and 564, 565, 569, 575, 579, and 583 Colborne Street (Figure 3). Each of these properties were built as stately homes and most are currently maintained as single-family dwellings or multi-tenant conversions. All nine are designated as part of the WWHCD under Part V of the Ontario Heritage Act and were designed in the Victorian or Edwardian style. The tables on the following pages provide details as to each properties address, date of construction, heritage rating (City of London's Register of Cultural Heritage Resources), status under the Ontario Heritage Act, architectural style (if stated in the Register of Cultural Heritage Resources), and notable architectural features. Like the subject lands, each property assessed below has large mature trees and other landscape features that are part of the heritage designation.

Figure 3 – The subject lands and adjacent properties, marked by heritage status (designation and rating)





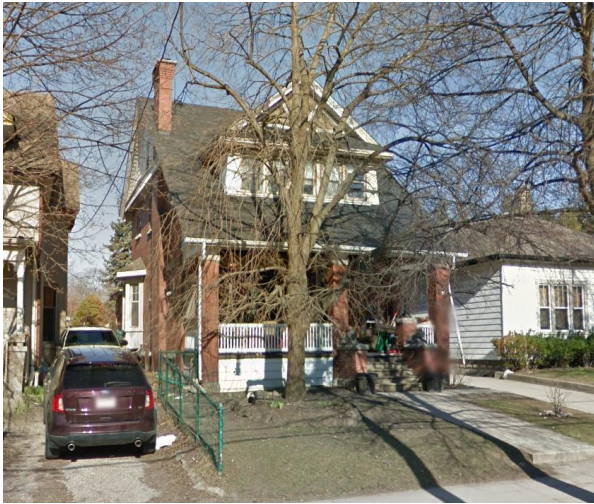
Address	403 Central Avenue
Heritage Status	Designated Part V, A-Rating
Constructed	1897
Style	Queen Anne (Victorian)
Notable Features	Two-and-a-half storey Yellow brick Decorative wooden gable with fish scale shingle pattern Segmental arches above transom doors and windows Wrap-around porch (corner lot) with classical columns



Address	415 Central Avenue
Heritage Status	Designated Part V, B-Rating
Constructed	1900
Style	
Notable Features	Two-and-a-half storey Yellow brick Decorative multi-gabled roof Ornate cornices with brackets and a vergeboard Segmental arches above transom windows, wood sills Projecting bay



Address	417 Central Avenue
Heritage Status	Designated Part V, B-Rating
Constructed	1911
Style	
Notable Features	Two-storey Yellow brick Decorative wood gable/fascia Large front porch with square columns on red brick base Segmental arches above windows and doors



Address	564 Colborne Street
Heritage Status	Designated Part V, C-Rating
Constructed	1915
Style	
Notable Features	Two-and-a-half storey Red brick Decorative gabled dormer with fish scale shingles Large front porch enclosed by extended roof Corbelled chimney Stone sills and lintels



Address	565 Colborne Street
Heritage Status	Designated Part V, B-Rating
Constructed	1905
Style	Edwardian
Notable Features	Two-and-a-half storey Smooth red brick finish Generous front porch supported by ionic columns Ornate cornices with brackets and a vergeboard Gabled roof and front porch Stone lintels, large keystones



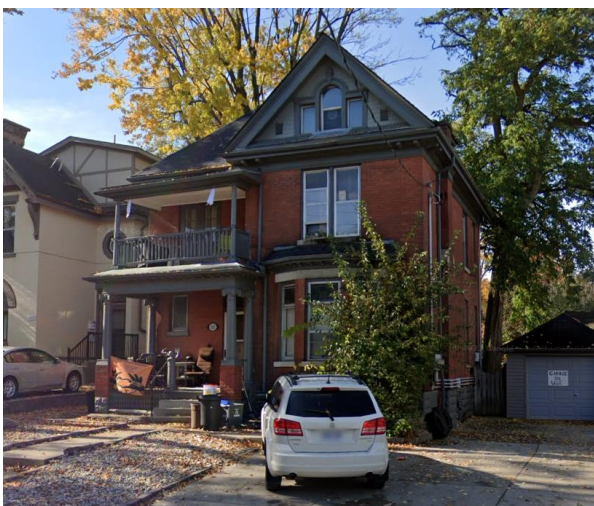
Address	569 Colborne Street
Heritage Status	Designated Part V, B-Rating
Constructed	1923
Style	
Notable Features	One-and-a-half storey Plaster with stone foundation Small covered porch, covered by extended roof Dormer on front facade



Address	575 Colborne Street
Heritage Status	Designated Part V, B-Rating
Constructed	1905
Style	
Notable Features	Two-and-a-half storey Painted brick Projecting bay with cornice Decorative wood fascia and fish scale shingled gable Ornate cornices with brackets and a vergeboard Flat and segmental arches



Address	579 Colborne Street
Heritage Status	Designated Part V, B-Rating
Constructed	1894
Style	
Notable Features	Three-storey Painted brick Decorative gabled with ornate vergeboard and brackets Stain glass transom windows with arched boussoirs Tudor-style rooftop addition Corbelled chimney



Address	583 Colborne Street
Heritage Status	Designated Part V, B-Rating
Constructed	1923
Style	
Notable Features	Two-and-a-half storey Red brick Two-storey porch with ionic columns on the first level Double brackets at the eaves Bay window with stone sills and lintels Decorative gable and cornices

3.4 Summary + Evaluation of Key Heritage Attributes

Under *Ontario Heritage Act Regulation 9/06: Criteria for Determining Cultural Heritage Value or Interest*, the subject lands and adjacent parcels have “contextual value” related to “defining, maintaining or supporting the character of an area” (7) and because they are “physically, functionally, visually or historically linked” (8) to the broader WWHCD. The subject lands can be described as a group of properties that are historical but lack the architectural merit or historical value to be considered for other criteria under *Reg. 9/06*. They contribute positively to the streetscape and support a unified character within the WWHCD.

The following attributes are present in each building on the subject lands and support a strong heritage character. Wherever possible, any development proposal considered for the subject lands should not remove or detract from these features:

- The massing and proportions of each existing building, including setbacks, heights, roof geometries, and projecting bays. Collectively, these features contribute to a stately appearance common in Victorian and Edwardian residential architecture;
- Large extended porches and balconies along the front façade;
- Decorative masonry and carpentry work, especially around gables, dormers, porches, windows, cornices (vergeboards), and corbelled chimneys;
- Fenestration arrangements and styles, such as transom windows, bay windows, flat or segmental arches, stone lintels and sills;
- Local brick, typically red or yellow; and,
- Landscaped boulevards and front yards, hosting mature trees.

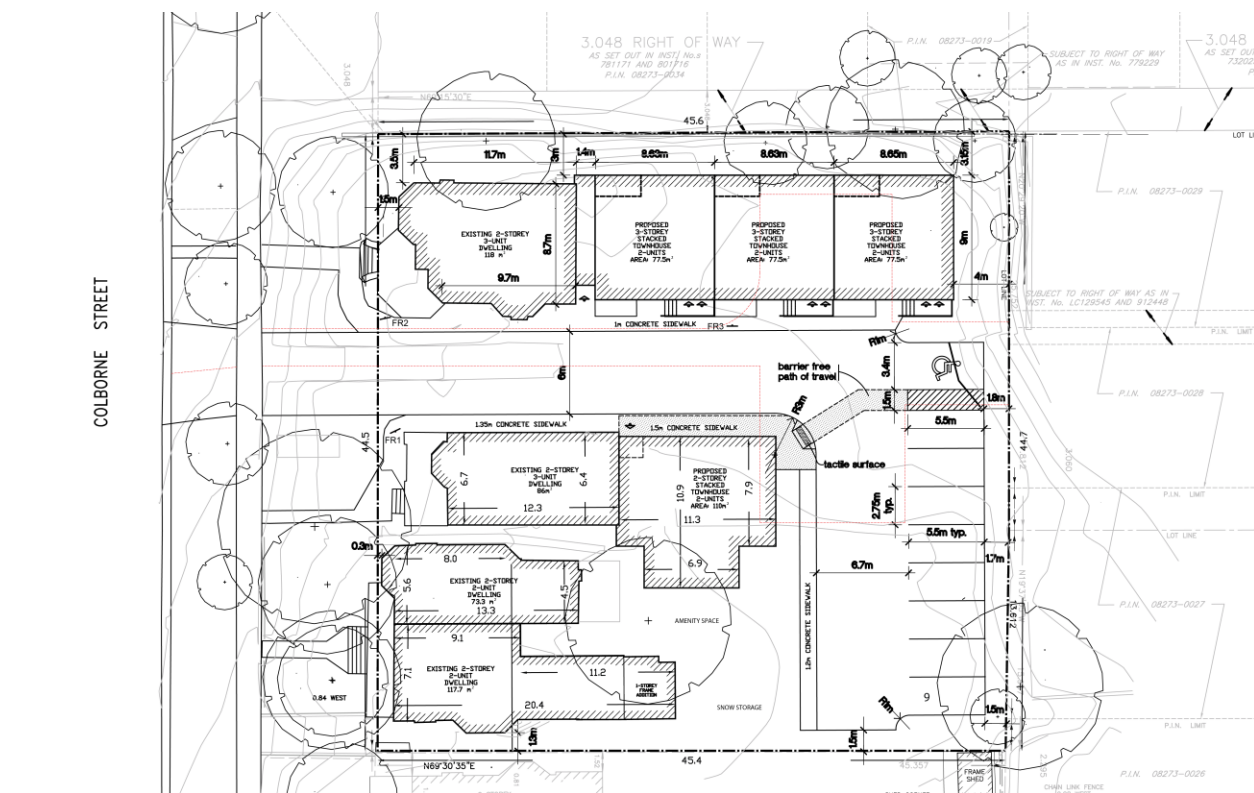
4.0 PROPOSED DEVELOPMENT

The client proposes to develop the subject lands for a multi-unit cluster housing development comprised of: two (2) existing two-and-a-half storey duplex dwellings at 566 and 568 Colborne Street; two (2) existing two-and-a-half storey triplex dwellings at 572 and 578 Colborne Street (previously lodging houses); and, four (4) two-and-a-half storey stacked townhouses, constructed as rear extensions to 572 and 578 Colborne Street. The four individual parcels of the subject lands will be consolidated as part of the proposed development.

The proposed development will not alter the front or side elevations of the existing heritage-designated structures and will maintain their appearance from the public street. Key architectural features will be retained and restored as needed per the direction of the WWHCD (Section 10, Conservation Guidelines), including decorative gables, projecting bays, large porches, and window/door detailing.

The conceptual site plan is provided below in Figure 4.

Figure 4 – Conceptual site plan. Full-size drawings provided in the accompanying architectural submission.



4.1 Site Design

At the north end of the subject lands, three (3) new stacked townhouse units are proposed. These units will be attached to the rear of the existing two-and-a-half storey building at 578 Colborne Street, which will be converted from a lodging house to a triplex dwelling. This addition will have a total area of 232.5m² and will be setback from adjacent parcels by 3.0m (north interior side) and

4.0m (rear). To the south, the existing heritage-designated building at 572 Colborne Street will also be converted to a triplex, with one (1) stacked townhouse (accessible) added as a rear extension. The proposed addition will have a total area of 110.0m² and will be setback from the rear lot line by >15.0m. No extensions or changes to building area/setbacks are proposed for the two (2) existing buildings at 566 and 568 Colborne Street. In total, the proposed development will contain a total of eighteen (18) residential units, with a density of 78 units per hectare (UPH).

Vehicular access is provided from an existing shared driveway between 572 and 578 Colborne Street. As part of the proposed development, the driveway will be widened and resurfaced (currently paved in gravel). Nine (9) vehicular parking spaces are provided in the rear yard, including one barrier-free space. Parking spaces and drive aisles are designed to the minimum requirements of the Zoning By-law and are setback from all exterior lot lines by a minimum of 1.5m.

Pedestrian access is provided from a combination of new and existing pathways. Each of the heritage-designated buildings are connected to the public sidewalk by existing paths paved in concrete or interlocking stone. These paths terminate at large, ornate front porches that are key heritage features (repeated throughout the neighbourhood). All existing paths, porches, and building entrances will be maintained and restored in accordance with Section 10 of the WWHCD.

For the proposed stacked townhouse units, access will be provided from two concrete sidewalks extending from Colborne Street to the rear of the subject lands along the drive aisle. Paths are designed with a minimum width of 1.35m (south) and 1.0m (north), except the barrier-free path of travel which is designed with a minimum width of 1.5m. For the north block (rear addition to 578 Colborne Street), unit entrances consist of a small stoop situated underneath a solid canopy. These entrances reflect some of the characteristics of entrances to the heritage-designated buildings but are designed to be smaller and subordinate to entrances along Colborne Street. For the addition to 572 Colborne Street, an inset entrance is proposed along the barrier-free path of travel. Inset entrances were a common feature in Victorian and Edwardian styles and many examples are found throughout the WWHCD.

4.2 Massing

The stacked townhouse additions are designed to be subordinate to and compatible with the existing heritage-designated structures. The massing is intended to appear distinct from the Victorian and Edwardian style buildings on the subject lands while mirroring some architectural elements, such as exaggerated cornices, gable roofs, and covered entrances. Some modern features, such as larger glazing panels and canopies, are proposed to differentiate the proposed development from the existing. The proposed heights also reflect established standards of the surrounding neighbourhood, with each addition massed to appear as two-and-a-half storey buildings (two storeys below the cornice line). Floor heights will also match those of the existing buildings to support visual consistency.

The proposed massing and site design will minimize visual impacts on the public realm (Colborne Street), where the existing heritage structures define the streetscape. The stacked townhouse dwellings will be visible from Colborne Street only along the driveway. To minimize visual impacts, the proposed stacked townhouse additions are inset from the side wall of the existing buildings at

572 and 578 Colborne Street. This small setback will reduce visibility of the addition while differentiating new from original.

An aerial view of the proposed development (facing north) is shown below in Figure 5.

Figure 5 – Aerial view of proposed building massing and site layout



4.3 Architectural Detailing + Material Palette

The proposed stacked townhouses feature materials and architectural details common to both the WWHCD and the existing buildings on the subject lands. These features will establish a visual connection between the old and new without duplicating the appearance of the heritage buildings. The townhouses added to the rear of 578 Colborne Street will be clad primarily in a red brick similar to that of the existing building. Stone (or concrete) will be situated at the base of each building, to resist deterioration and serve as a plinth for finer-textured brick masonry. The brick sections will be capped by a white cornice. The rear addition to 572 Colborne will similarly mirror the original building with a yellow brick and an intersecting hip roof with two gables and white cornices.

Some window shapes and arrangements are designed to compliment the heritage designated buildings. Where windows are situated on a brick façade, they are framed by large concrete/stone

lintels and sills (a detail common in Edwardian-style residential architecture). Windows near unit entrances have a modern appearance, framed by steel and spandrel panels and located below a canopy and modified dormer. These features will distinguish old from new while contributing to a varied appearance.

4.4 Treatment of Heritage Features

As part of the proposed development, the existing heritage structures will be restored in accordance with Section 10 (Conservation Guidelines) of the WWHCD. This may include the repair of existing trim work and wood details, resurfacing paths and porches, removal of added features such as fire escapes, and other restorations as deemed appropriate and necessary. The proposed development will also limit impacts on existing landscape features, maximizing the amount of planted landscape area (softscape) and, where possible, retaining existing mature trees. Some trees will be removed to facilitate the increase in building area and the widening of the drive aisle and parking area.

Figure 6 – Perspective view of the restored heritage structure at 578 Colborne St and proposed rear addition



Overall, the north, south, and west (front) elevations of each existing heritage building will not be altered, and the appearance of the subject lands along Colborne Street will be enhanced through the restoration four C-Rated structures.

5.0 IMPACT ASSESSMENT

Each of the properties that comprise the subject lands are assigned a C-Rating in the WWHCD and are designated under Part V of the OHA. Although no properties on (or in the immediate vicinity of) the subject lands are assigned an A-Rating or designated individually under Part V, it is recognized that existing B/C-Rated properties are important heritage features that contribute to the character of the WWHCD. This section provides an overview of potential impacts on the heritage buildings, including those on the subject lands and nearby/adjacent properties. Consideration will also be given to potential impacts on the overall streetscape and HCD.

There are several policies and guidelines in the London Plan and the West Woodfield Heritage Conservation District Plan that are applicable to the proposed development. These are listed in the tables below and paired with a written response.

5.1 London Plan

CITY DESIGN: CHARACTER (197-210)		
Policy	Text	Response
197	<i>“The built form will be designed to have a sense of place and character consistent with the planned vision of the place type, by using such things as topography, street patterns, lotting patterns, streetscapes, public spaces, landscapes, site layout, buildings, materials and cultural heritage.”</i>	The proposed development is designed to be clearly subordinate to the existing heritage structures on and adjacent to the subject lands. The proposed stacked townhouses are screened from the street by existing buildings and will not have a substantial impact on the public realm. Their form and architectural treatment mimic the materials and detailing common to the WWHCD while appearing distinct from the original. Mature trees are maintained where possible, including several in the front yard.
CITY DESIGN: BUILDINGS, MATERIALS (284-305)		
305	<i>“Where new development is being constructed adjacent to heritage designated properties, building materials should be sympathetic to the materials and architectural style of the heritage property.”</i>	The proposed material palette and architectural detailing is sympathetic to existing heritage structures on the subject lands. Brick types/tones, window details, gable designs, and cornice treatments all reflect styles common to the HCD while appearing distinct from the original buildings.

SPECIFIC POLICIES FOR THE PROTECTION, CONSERVATION AND STEWARDSHIP OF CULTURAL HERITAGE RESOURCES (583-607)		
587	<i>“Where a property of cultural heritage value or interest is designated under Part IV of the Ontario Heritage Act, no alteration, removal or demolition shall be undertaken that would adversely affect the reasons for designation except in accordance with the Ontario Heritage Act.”</i>	None of the Part IV designated structures on the subject lands will be removed or altered as part of the proposed development. Key heritage elements will be maintained along the front and interior side elevations of each building, such as gables, porches, fenestration, and cornice details. These features will be restored where necessary in accordance with Section 10 of the WWHCD Plan.
594	<i>“Within heritage conservation districts established in conformity with this chapter, the following policies shall apply: 1. The character of the district shall be maintained by encouraging the retention of existing structures and landscapes that contribute to the character of the district. 2. The design of new development, either as infilling, redevelopment, or as additions to existing buildings, should complement the prevailing character of the area. 3. Regard shall be had at all times to the guidelines and intent of the heritage conservation district plan.”</i>	The proposed development is designed in conformity with Policy 594: 1. All heritage-designated structures on the subject lands will be retained and restored (where necessary) as part of the proposed development. Important landscape features, such as mature trees, will also be maintained where feasible, especially those in the front yard along Colborne Street. 2. The proposed building additions are located entirely at the rear of the subject lands (screened from Colborne Street) and will be subordinate to existing heritage structures. New buildings are designed with materials and architectural features common to the WWHCD and will complement the heritage character of the area. 3. The proposed development is designed with regard for the WWHCD Plan and meets the goals and objectives established in Section 3.1.
598	<i>“Development and site alteration on adjacent lands to a heritage conservation district may be permitted where the proposed development and site alteration has been evaluated and it has been demonstrated that the heritage attributes of the protected heritage property will be conserved.”</i>	All heritage attributes will be conserved as part of the proposed development. Architectural features along front and side elevations, such as gables, porches, windows, and trim work, will be maintained and restored where necessary. The only significant heritage attribute that will be lost is a mature tree in the front yard that can be replaced by new plantings.

5.2 West Woodfield Heritage Conservation District Plan

DEVELOPMENT PATTERN (4.1)		
Policy	Text	Response
4.1 (a)	<i>“Maintain the residential amenity and human scale by ensuring that the low-density residential land use character remains dominant.”</i>	The proposed development will intensify the subject lands while maintaining the low-density character of the area. Each building addition is massed and located to limit impacts on the public realm, with a maximum height of two-and-a-half storeys that conforms to established building standards in the area.
4.1 (d)	<i>“Where new uses or intensification is proposed, adaptive reuse of the existing heritage building stock should be considered wherever feasible.”</i>	Each of the existing heritage buildings on the subject lands will be maintained for residential use.
4.1 (g)	<i>“Parking for new or replacement dwellings is to be located in driveways at the side of the dwelling or in garages at the rear of the main building whenever possible. New attached garages extending beyond the front of the dwelling are not permitted.”</i>	The proposed parking supply is minimal (0.5 spaces per unit) and will be entirely located at the rear of the subject lands. Parking will be screened from the public street by buildings and landscape features. Fencing and landscaping will also be provided along the rear/interior side lot lines to minimize impacts on adjacent parcels.
HERITAGE BUILDINGS (4.2)		
4.2.1 (a)	<i>“Minor exterior alterations and additions to buildings shall be permitted provided such alterations are not within any front or exterior side yard.”</i>	The proposed additions are located entirely within the rear yard. No alterations to the front or interior side elevations of existing heritage structures are proposed.
4.2.1 (c)	<i>“Additions shall be subordinate to the original structure to allow the original heritage features and built form to take visual precedence on the street.”</i>	The proposed townhouse units are located to the rear of the designated heritage buildings and will not “take visual precedence on the street.” The proposed additions are also setback/inset from the interior side wall of the existing heritage buildings (rather than being flush with the existing wall) to minimize visibility from the public realm and distinguish new from old.

NEW DEVELOPMENT (4.3)		
4.3 (a)	<i>“New buildings shall respect and be compatible with the heritage character of the West Woodfield area, through attention to height, built form, setback, massing, material and other architectural elements.”</i>	The proposed building additions are massed as two-and-a-half storey volumes, with gables, cornices, fenestration patterns, and other features that mimic buildings in the WWHCD. Each townhouse addition is inset from the driveway and side walls of existing heritage structures to minimize visibility from the public street. The proposed material palette (brick, stone/concrete) and detailing (lintels, sills, cornices, covered entrances, etc.) reflect the architectural character of the West Woodfield neighbourhood.
PUBLIC REALM (4.4)		
4.4 (d)	<i>“Landscaping that complements the existing landscapes of the district, screens parking areas and contributes to the overall pedestrian quality is encouraged for all new development. Specific landscape elements will be governed by Site Plan Approval requirements.”</i>	The proposed development will not substantially alter the existing landscaping of the subject lands. An existing driveway will be widened, and paved pedestrian pathways added as required, but these features are designed to the minimum required width. Overall, the existing visual balance between softscape and hardscape areas will be maintained. A detailed landscape strategy will be developed in coordination with City Staff during the Site Plan Approval stage.
ADJACENT AREAS (4.6)		
4.6 (a)	<i>A Heritage Impact Analysis [Assessment] in accordance with the policies of the City of London may be required for any redevelopment proposals within or adjacent to the Heritage Conservation District. The City of London Official Plan identifies adjacent lands as those lands that are contiguous and lands that are directly opposite a protected heritage property, separated only by a laneway or municipal road.</i>	The subject lands are adjacent to/across from nine properties designated under Part V of the OHA (B/C-Ratings). The proposed development will only be visible from the rear of three properties (403, 415, 417 Central Avenue) and no significant heritage features will be altered or compromised by the proposed development. Features such as gables, porches, projecting bays, and decorative trim work are located primarily on front/interior side elevations and will remain prominent from the public street.

DESIGN GUIDELINES: ADDITIONS (8.2.2)		
i	<i>“Additions that are necessary should be sympathetic and complementary in design and, if possible, clearly distinguishable from the original construction by form or detail. The use of traditional materials, finishes and colours rather than exact duplication of form, can provide appropriate transition between additions and original structures.”</i>	The proposed building massing is related to but distinguishable from the heritage-designated buildings on the subject lands. Each addition has roof geometries, entrances, window sizes/details, and other architectural features that are related to, but visually distinct from, the original buildings. The proposed materials have similar tones and textures to the original buildings without matching them precisely.
ii	<i>“Additions should be located away from principal façade(s) of heritage properties, preferably at the rear of the building, to reduce the visual impact on the street(s).”</i>	The proposed additions are located entirely in the rear yard, with outer walls inset from those of the existing heritage buildings. The appearance of the subject lands will not be changed substantially by the proposed development and will continue to be defined principally by the Part V designated structures.
iii	<i>“Form and details of the addition should be complementary to the original construction, with respect to style, scale, and materials but still distinguishable to reflect the historical construction periods of the building.”</i>	The proposed addition will not conceal original features with significant heritage value, and will respect the style, scale, and materials of the original by: maintaining gabled roof profiles and other geometries (especially the addition to 572 Colborne); mirroring the location and treatment of windows and fenestration; and complimenting traditional materials, finishes, and colours without duplicating the originals.
iv	<i>“The height of any addition should be similar to the existing building and/or adjacent buildings to ensure that the addition does not dominate the original building, neighbouring buildings or the streetscape.”</i>	The proposed additions are two-and-a-half storeys in height, matching the established scale of the WWHCD. As such, the proposed development will not “dominate” any existing heritage buildings or result in adverse impacts to the public realm along Colborne Street.
v	<i>“Additions should not obscure or remove important architectural features of the existing building.”</i>	No important architectural features will be obscured or removed as a result of the proposed development. Decorative gables, porches, and other details will be repaired and restored where necessary as part of the proposed development.

vi	<i>“Additions should not negatively impact the symmetry and proportions of the building or create a visually unbalanced facade.”</i>	The proposed building additions will not affect the symmetry, proportions, or visual balance of the front elevations. Additions will be entirely located at the rear of existing heritage buildings.
vii	<i>“New doors and windows should be of similar style, orientation and proportion as on the existing building. Where possible, consider the use of appropriate reclaimed materials.”</i>	Entrances to the proposed stacked townhouses will be located at the rear of the property and consist of a stoop (covered by a canopy) or an inset doorway. Both typologies are muted versions of the entrances found throughout the WWHCD and reference the Edwardian/Victorian styles.
viii	<i>“New construction should avoid irreversible changes to original construction.”</i>	No irreversible changes will be made to the front or interior side elevations of the existing buildings. The buildings will be restored as necessary, including the removal of added fire exits.
STREETSCAPE DESIGN GUIDELINES: LANEWAYS (9.2.7)		
ii	<i>“Where additional rear yard parking or rear lane access has been added to a site, that additional lighting requirements be fulfilled in such a manner so as to limit the amount of light spillover into adjacent properties where possible. Lighting should be lower to the ground and mounted on walls rather than on poles where site conditions permit.”</i>	Any lighting added for rear yard pedestrian paths and parking areas will be designed to avoid spillover to adjacent parcels wherever possible. Lighting designs will be resolved in coordination with City Staff as part of the Site Plan Approval process.
iii	<i>“Where additional rear yard parking or rear lane access has been added to a site, that it is done in such a manner so as to limit any impacts to existing trees on the property, or on adjacent properties, in order to preserve the canopy of mature trees on rear lanes. The amount of hard surface should be limited in such applications, and permeable paving should be employed where possible.”</i>	The design of the rear parking area will allow for the retention of existing mature trees on the subject lands (rear of 568 Colborne Street) and close to the rear lot line (southeast corner). While some trees will be removed as a result of the proposed development, most existing mature trees in the front and interior side yards will be retained. Notably, these trees have the greatest impact on the streetscape and the character of the WWHCD. The proposed site design provides space for new plantings in the front and rear yards.

5.3 Impacts + Conservation Principles

To assess potential negative impacts of the proposed development, this Heritage Impact Assessment considers *InfoSheet #5* from the provincial policy document *Heritage Resources in the Land Use Planning Process: Cultural Heritage and Archaeology Policies of the Ontario Provincial Policy Statement, 2005*. This document lists seven potential negative impacts of new development proximate to heritage resources which are discussed in the following table:

Impact	Response
<p>Destruction of any, or part of any, significant heritage attributes or features.</p>	<p>The proposed development will only alter the rear (east) façade of two existing heritage structures and will not result in the destruction of any significant heritage attributes or features. These features are located exclusively along the front (west) and interior side elevations facing Colborne Street. Significant features such as porches and decorative trim work will be maintained and restored where necessary as part of the proposed development.</p>
<p>Alteration that is not sympathetic, or is incompatible, with the historic fabric and appearance.</p>	<p>The proposed development is sympathetic and compatible with existing heritage dwellings on and adjacent to the subject lands. The stacked townhouse additions are located entirely in the rear yard and are massed/scaled to reduce visibility from the street while limiting impacts on adjacent parcels. The proposed architectural treatment and materiality will support compatibility with existing heritage structures.</p>
<p>Shadows created that alter the appearance of a heritage attribute or change the viability of a natural feature or plantings, such as a garden.</p>	<p>Proposed building height reflects the established standards in the neighbourhood. Hip roof geometries will reduce shadow impacts on adjacent parcels while limiting perceptions of height. Notably, no shadows will be cast onto the front or exterior side yards of adjacent parcels and the viability of plantings in these areas will not be compromised.</p>
<p>Isolation of a heritage attribute from its surrounding environment, context or a significant relationship.</p>	<p>The proposed development will not result in the relocation or demolition of any heritage buildings and therefore will not isolate any heritage attributes.</p>
<p>Obstruction of significant views or vistas within, from, or of built and natural features.</p>	<p>The proposed development will not significantly alter the public realm along Colborne Street and will change the spacing and rhythm between buildings. Front elevations of existing heritage buildings will be maintained as the proposed additions are confined to rear yard locations that are well-screened from the public street.</p>

<p>Land Use Change such as rezoning a battlefield from open space to residential use, allowing new development or site alteration to fill in the formerly open spaces.</p>	<p>The proposed development will not result in a significant land use change (other than density), and the proposed low-density residential use is consistent with the established character of the WWHCD.</p>
<p>Land Disturbance such as a change in grade that alters soils, and drainage patterns that adversely affect an archaeological resource.</p>	<p>It is not anticipated that the proposed development will cause any adverse affects to heritage resources by way of land disturbance. Infill and building additions are a common type of development in the WWHCD and potential impacts can be mitigated during the construction phase.</p>

Heritage Resources in the Land Use Planning Process: Cultural Heritage and Archaeology Policies of the Ontario Provincial Policy Statement, 2005 also sets out eight principles for the conservation of historic properties (discussed below):

Principle	Response
<p>Respect for Documentary Evidence Do not base restoration on conjecture.</p>	<p>This HIA was prepared with regard for the documentary evidence provided in the WWHCD Plan. The proposed development will maintain all significant heritage attributes identified in the WWHCD Plan.</p>
<p>Respect for Original Location Do not move buildings unless there is no other means to save them.</p>	<p>All existing heritage structures on the subject lands will be retained and restored in-place. No buildings will be removed or moved off-site.</p>
<p>Respect for Historic Material Repair/conserve rather than replace building materials and finishes, except where absolutely necessary.</p>	<p>Original materials will be repaired and conserved wherever possible as part of the proposed development. The proposed addition is clad with materials that mirror the existing heritage buildings without replicating them. Brick types/tones, trim colours, sill/lintel detailing, and window patterns will be continued to the building extensions, establishing a strong connection between the old and new.</p>
<p>Respect for Original Fabric Repair with like materials</p>	<p>The existing heritage buildings will be restored with like materials, including masonry and trims. Where required roofing and pathways will be repaired with materials common in original Victorian and Edwardian architecture.</p>
<p>Respect for the Building's History Do not restore to one period at the expense of another period.</p>	<p>The proposed development and restoration will respect the goals and intent of the Part V designation. No heritage attribute will be removed to restore a specific period (other than fire escapes made obsolete by the proposed redevelopment).</p>

<p>Reversibility</p> <p>Alterations should allow a resource to return to its original conditions.</p>	<p>The proposed development considers alterations to the existing heritage buildings only when necessary to accommodate the proposed addition, with all changes contained to rear (east) elevations. Where windows, doors, and other features are removed, they should be documented should they be reversed/restored in the future.</p>
<p>Legibility</p> <p>New work to be distinguishable from old.</p>	<p>The proposed building additions are made distinguishable from existing heritage structures through massing (roof geometries and inset building walls), entrance designs, fenestration patterns, and other elements discussed throughout this report. During the detail design stage, it is recommended that material details and architectural features (such as reveals) be used to further differentiate the proposed addition from the existing heritage buildings.</p>
<p>Maintenance</p> <p>With continuous care, future restoration will not be necessary.</p>	<p>The existing heritage structures are integral to the overall development strategy and will be retained as duplex and triplex dwellings. Their integration into the overall development strategy will make each building actively used, resulting in increased attention and more regular maintenance (in comparison to a building that is under-utilized or vacant).</p>

6.0 MITIGATION RECOMMENDATIONS

Overall, the proposed development largely meets the heritage goals and objectives set out by the Province of Ontario and City of London. While the proposed development generally represents an appropriate and compatible form of development that conforms with the policies and recommendations of the West Woodfield Heritage Conservation District Plan, this Assessment contains some minor recommendations that would further mitigate potential impacts on the identified heritage attributes:

1. During the detail design stage, it is recommended that material details and architectural features be used to further differentiate the proposed additions from the existing heritage buildings. For example, the transition from old to new brick could be interrupted by a “reveal”, or a recess dividing two parts. This element could be a stone or concrete seam, or a groove in the masonry veneer. Similar treatment should be applied at the foundation or building base, and at the roof if possible; and,
2. For the rear extension to 578 Colborne Street, it is recommended that the portions of the building not finished in red brick (at and above unit entrances) be simplified with less interruptions and geometric complexity at the cornice line, and fewer mullions on the glazed façade. Spandrel panels could be replaced with glass or brick if possible. The height and geometric complexity of these sections may make them more visually prominent from Colborne Street.

Overall, the proposed development exemplifies the intent of the relevant provincial and municipal policies and serves as a good example of intensification in a Heritage Conservation District. With these minor changes, the proposed development will demonstrate that intensification and redevelopment can take place in the WWHCD without negatively impacting the heritage characteristics of the area.

7.0 REFERENCES

- Avery, Derek (2003). *Victorian & Edwardian Architecture*. ISBN: 1904449026. London: Chaucer Press.
- City of Brampton (N.D.). *Heritage Impact Assessment Terms of Reference*. Brampton, Ontario.
- City of London (2019). *Register of Cultural Heritage Resources*. London, Ontario.
- City of London (2021). *The London Plan*. London, Ontario.
- Government of Ontario (2006). *Heritage Resources in the Land Use Planning Process: Cultural Heritage and Archaeology Policies of the Ontario Provincial Policy Statement, 2005*.
- Government of Ontario (2024). *Ontario Heritage Act, R.S.O. 1990, c. O.18*.
- Government of Ontario (2024). *Planning Act, R.S.O. 1990, c. P.13*.
- Government of Ontario (2020). *Provincial Policy Statement, 2020*.
- Stantec Consulting, Nexus Architects, Ecoplans Limited and Michael Baker (2008). *West Woodfield Heritage Conservation District Plan*.