



**Heritage Impact Assessment  
300-306 Princess Avenue**

Final Report

December 12, 2023

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## Limitations and Sign-off

The conclusions in the Report titled Heritage Impact Assessment 300-306 Princess Avenue are Stantec’s professional opinion, as of the time of the Report, and concerning the scope described in the Report. The opinions in the document are based on conditions and information existing at the time the scope of work was conducted and do not take into account any subsequent changes. The Report relates solely to the specific project for which Stantec was retained and the stated purpose for which the Report was prepared. The Report is not to be used or relied on for any variation or extension of the project, or for any other project or purpose, and any unauthorized use or reliance is at the recipient’s own risk.

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## **Executive Summary**

Stantec Consulting Ltd. (Stantec) was retained by Domus Developments Inc. (the Proponent) to prepare a Heritage Impact Assessment (HIA) for the properties located at 300 and 306 Princess Avenue, located in London, Ontario. The properties are designated under Part V of the *Ontario Heritage Act* (OHA) as part of the West Woodfield Heritage Conservation District (HCD). The properties consist of late 19<sup>th</sup> and early 20<sup>th</sup> century single detached residential dwellings that have been converted into apartments.

The Proponent is seeking to construct a three storey addition to the rear (north) of both properties. The third storey will match the heights of the half storeys on each dwelling and will not extend beyond the peaks of the original rooflines. The proposed additions will also extend to match the existing east and west setbacks of the original dwellings. In addition, the Proponent has identified the need to restore, repair, or replace cosmetic elements of the existing structures including, but not limited to, portions of the original brick and mortar, windows, soffits, as well as roofing and downspouts. The extent of these cosmetic changes and final material selection will be defined as planning approvals progress.

An assessment of impacts determined that the proposed development will result in direct impacts to the properties through the alteration of the rear elevations. However, this impact follows guidelines contained within the HCD Plan. Based on the impacts identified, the following mitigation measures are recommended:

- Design guidelines will be prepared in advance of the Heritage Alteration Permit (HAP) to advise on neutral and sympathetic colours for the materials of the addition, and that understated decorative elements to the proposed additions be considered that reflect the original designs, such as a plain wood cornice at the roofline, or cast concrete or stone lintels or windowsills. The design guidelines will include specifications to address all cosmetic element restoration, repair, and/or replacement, and can be prepared as an addendum to this HIA.
- Salvage of heritage attributes from the north façade where feasible, including original bricks, windows, lintels, windowsills, and trim. Salvage will occur after the HAP is received and approved by the City.
- Implement vibration monitoring for the study area properties and adjacent properties at 308, 320, and 322 Princess Avenue concurrent with the building permit process.

*The Executive Summary highlights key points from the report only; for complete information and findings, the reader should examine the complete report.*



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**Appendix A      Site Plan, Elevations, and Renderings**

**Appendix B      West Woodfield Heritage Conservation District Character  
Statement**



## Heritage Impact Assessment 300-306 Princess Avenue

### Project Personnel

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## Project Personnel

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## **Abbreviations**

BA	Bachelor of Arts
CAHP	Canadian Association of Heritage Professionals
CHVI	Cultural Heritage Value or Interest
HIA	Heritage Impact Assessment
MA	Master of Arts
MCM	Ministry of Citizenship and Multiculturalism
N/A	Not Applicable
OHA	<i>Ontario Heritage Act</i>
O. Reg.	<i>Ontario Regulation</i>
PPS	Provincial Policy Statement



# 1 Introduction

Stantec Consulting Ltd. (Stantec) was retained by Domus Developments Inc. (the Proponent) to prepare a Heritage Impact Assessment (HIA) for the properties located at 300 and 306 Princess Avenue, located in London, Ontario (the Study Area). The properties are designated under Part V of the *Ontario Heritage Act* (OHA) as part of the West Woodfield Heritage Conservation District (HCD). The properties consist of late 19<sup>th</sup> and early 20<sup>th</sup> century single detached residential dwellings that have been converted into apartments (Figure 1 and Figure 2).

The Proponent is proposing to construct a three-storey addition to the rear (north) façade of 300 and 306 Princess Avenue. The addition will house apartment units with separate access to each floor via staircase and balcony. Alongside the addition, the Proponent has identified the need to restore, repair, or replace cosmetic elements of the existing structures including, but not limited to, portions of the original brick and mortar, windows, soffits, as well as roofing and downspouts. The current concept plan, site plan, and renderings are included in Appendix A.

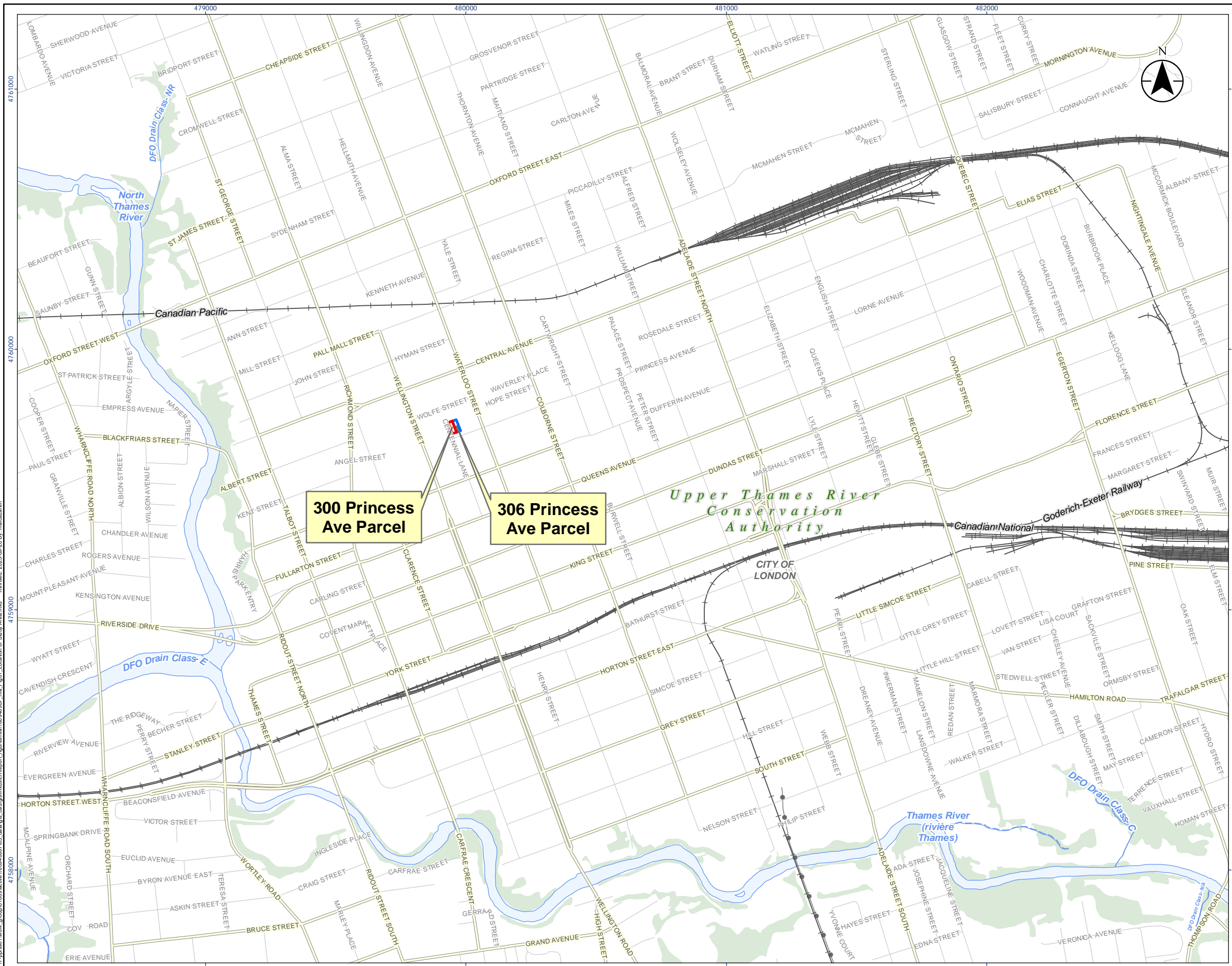
The purpose of the HIA is to respond to policy requirements regarding the conservation of cultural heritage resources in the land use planning process. Where a change is proposed within or adjacent to a protected heritage property, consideration must be given to the conservation of cultural heritage resources. The objectives of the report are as follows:

- Summarize the cultural heritage value or interest (CHVI) of the Study Area
- Identify potential direct and indirect impacts to cultural heritage resources
- Identify mitigation measures where impacts to cultural heritage resources are anticipated to address the conservation of heritage resources, where applicable

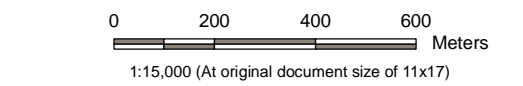
To meet these objectives, this HIA contains the following content:

- Summary of project methodology
- Review of background history of the Study Area and historical context
- Summary of CHVI
- Description of the proposed site alteration
- Assessment of impacts of the proposed site alterations on cultural heritage resources
- Review of development alternatives or mitigation measures where impacts are anticipated
- Recommendations for the preferred mitigation measures

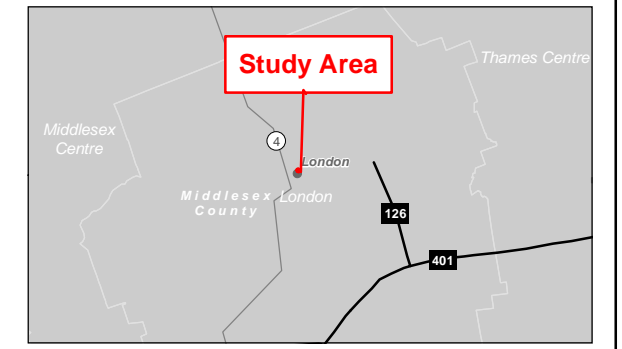




- Legend**
- 300 Princess Ave Parcel
  - 306 Princess Ave Parcel
  - Constructed Drain
  - Major Road
  - Minor Road
  - Hydro Line
  - Railway
  - Watercourse (Intermittent)
  - Watercourse (Permanent)
  - Waterbody
  - Wooded Area



- Notes**
1. Coordinate System: NAD 1983 UTM Zone 17N
  2. Base features produced under license with the Ontario Ministry of Natural Resources and Forestry © Queen's Printer for Ontario, 2023.



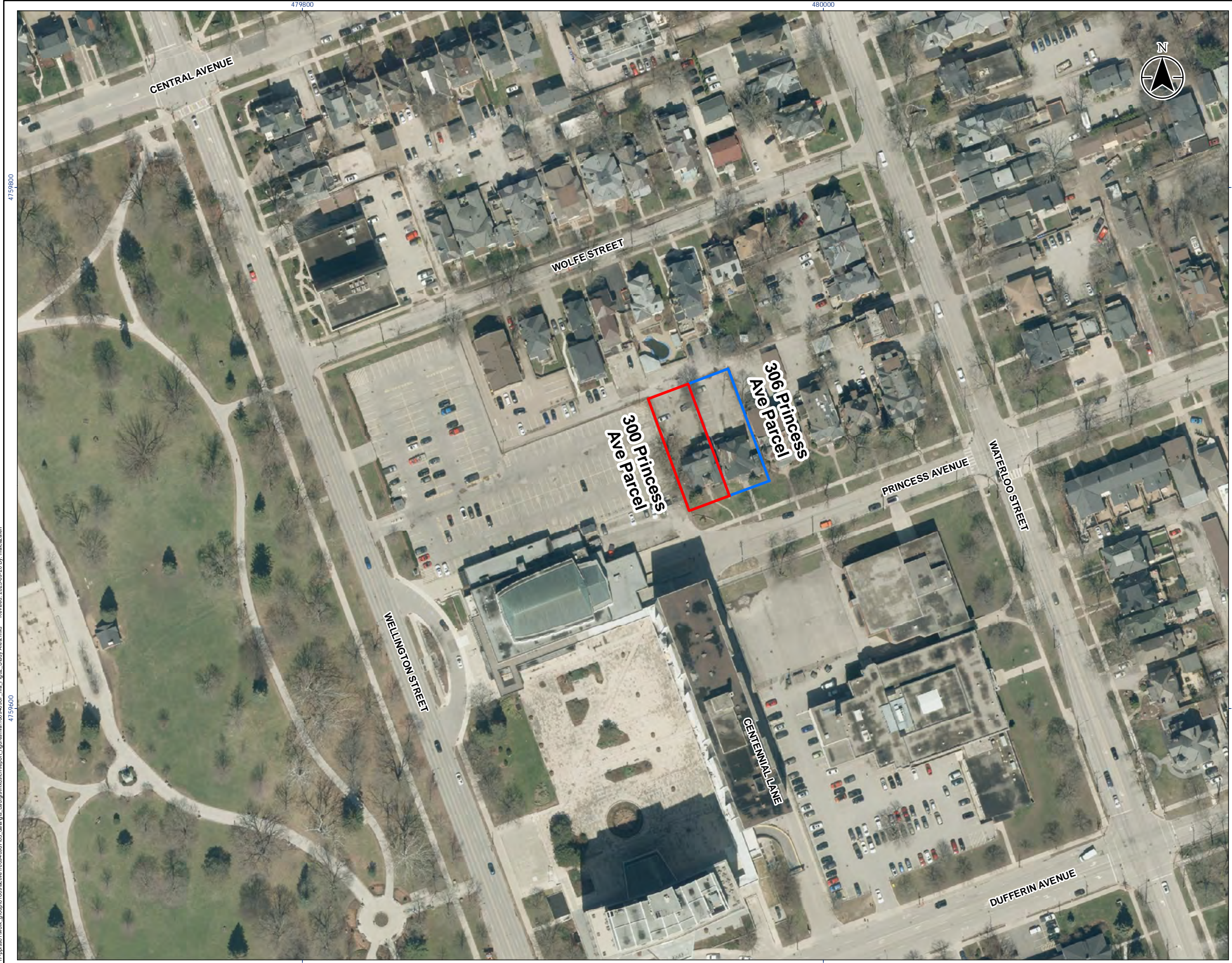
Project Location: City of London  
 Prepared by MDA on 2023-09-20  
 Technical Review by SPE on 2023-09-20

Client/Project: **DOMUS DEVELOPMENTS (LONDON) INC.**  
**HERITAGE IMPACT ASSESSMENT**  
**300-306 PRINCESS AVENUE**

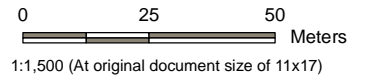
Figure No.: **1**  
 Title: **Location of Study Area**

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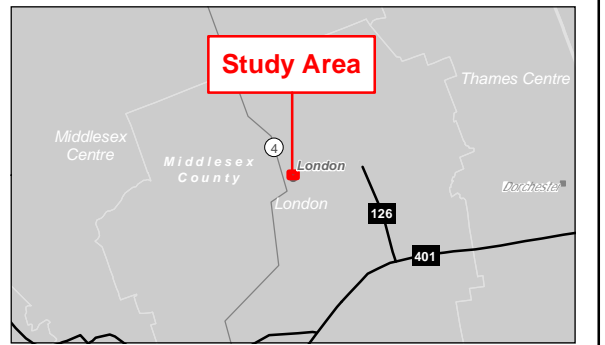


- Legend**
- 300 Princess Ave Parcel
  - 306 Princess Ave Parcel



1:1,500 (At original document size of 11x17)

- Notes**
1. Coordinate System: NAD 1983 UTM Zone 17N
  2. Base features produced under license with the Ontario Ministry of Natural Resources and Forestry © Queen's Printer for Ontario, 2023.
  3. Orthoimagery © First Base Solutions, 2023. Imagery Date 2022



Project Location: City of London  
 Prepared by MDA on 2023-09-20  
 Technical Review by SPE on 2023-09-20

Client/Project: DOMUS DEVELOPMENTS (LONDON) INC.  
 HERITAGE IMPACT ASSESSMENT  
 300-306 PRINCESS AVENUE

Figure No. **2**

Title **Study Area**

I:\G00217\pfas01\work\_group\01609\active\16094\087\_his\_fig02\_Study Area.mxd  
 Reviewed: 2023-09-20 By: malczamnn  
 4759800  
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## 2 Methodology

### 2.1 Policy Framework

#### 2.1.1 Planning Act

The *Planning Act* provides a framework for land use planning in Ontario, integrating matters of provincial interest in municipal and planning decisions. Part I of the *Planning Act* identifies that the Minister, municipal councils, local boards, planning boards, and the Municipal Board shall have regard for provincial interests, including:

*(d) The conservation of features of significant architectural, cultural, historical or scientific interest*

(Government of Ontario 1990)

#### 2.1.2 The 2020 Provincial Policy Statement

The Provincial Policy Statement (PPS) is intended to provide policy direction for land use planning and development regarding matters of provincial interest. Cultural heritage is one of many interests contained within the PPS. Section 2.6.1 of the PPS states that, “significant built heritage resources and cultural heritage landscapes shall be conserved” (Government of Ontario 2020).

Under the PPS definition, 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.*

Under the PPS definition, significant means:

*In regard to cultural heritage and archaeology, 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.*



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Under the PPS, “protected heritage property” is defined as follows:

*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.*

(Government of Ontario 2020)

### 2.1.3 London Plan

The properties at 300 and 306 Princess Avenue are part of the West Woodfield HCD. The City’s Official Plan, *The London Plan*, contains the following policies regarding development or demolition within HCDs:

*575\_ In accordance with the Ontario Heritage Act, City Council may designate areas of the city as heritage conservation districts. Such districts may comprise a block or blocks, a streetscape or any other contiguous area.*

*594\_ 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.*

*597\_ Where a property is located within a heritage conservation district designated by City Council, the alteration, erection, demolition, or removal of buildings or structures within the district shall be subject to the provisions of Part V of the Ontario Heritage Act .*

*599\_ Where a property is located within a heritage conservation district 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.*



*600\_ Where a property within a heritage conservation district 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.*

(City of London 2016)

The London Plan also contains the following general objectives regarding cultural heritage resources:

- 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.*

(City of London 2016)

#### **2.1.4 West Woodfield Heritage Conservation District**

The Study Area is located within the West Woodfield HCD. The West Woodfield HCD was designated under Part V of the OHA in 2008. The HCD Study, completed in 2007, reviewed the historical context of the neighbourhood, prepared an architectural inventory and assessment, reviewed the planning and policy context, assessed the visual and contextual nature of the area, and provided a review of the socio-economic environment, movement patterns, and tourism and promotional opportunities in the neighbourhood.

The HCD Plan, prepared in 2008, provides guidance to property owners, city staff, and Council. The HCD Plan is intended to conserve and protect the heritage attributes of the HCD by managing changes brought on by alteration, additions, and new development. The HCD character is defined by its historical, architectural, and streetscape quality. The HCD Plan contains policies for the development pattern of the area, alterations and additions to heritage buildings, demolition, new development, public realm, Part IV designations, and adjacent areas. These policies provide guidance for future change within the HCD, as the Plan notes that the HCD will continue to evolve. The HCD Plan also provides Design Guidelines that provide general guidance for alterations, new buildings, vacant sites, and streetscaping for both public and private realm. The West Woodfield HCD Plan contains the following guidelines for additions:



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- *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.*
- *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).*
- *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.*
- *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.*
- *Additions should not obscure or remove important architectural features of the existing building.*
- *Additions should not negatively impact the symmetry and proportions of the building or create a visually unbalanced facade.*
- *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.*
- *New construction should avoid irreversible changes to original construction.*

(Stantec 2008)

## 2.2 Background History

To understand the historical context of the property, resources including primary sources, secondary sources, archival resources, digital databases, and land registry records were consulted. Research was also undertaken at the London Public Library Ivy Family London Room. To familiarize the study team with the Study Area, historical mapping from 1882, 1891, and 1912 was reviewed.

## 2.3 Field Program

A site assessment of the Study Area was undertaken on July 26, 2023, by Lashia Jones, Senior Cultural Heritage Specialist, and Julia Richards, Cultural Heritage Specialists, both with Stantec. Site access was limited to the exterior of the building, yards, and public right-of-way. The weather conditions were warm and sunny.



## **2.4 Assessment of Impacts**

The assessment of impacts is based on the impacts defined in the Ministry of Citizenship and Multiculturalism (MCM) Infosheet #5. 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 result in the direct destruction or alteration of the feature or its heritage attributes, but may indirectly affect the CHVI of a property by creating:

- *Shadows 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 environment, context or a significant relationship*
- *Direct or indirect obstruction of significant views or vistas within, from, or of built and natural features*
- *A change in land use such as rezoning a battlefield from open space to residential use, allowing new development or site alteration to fill in the formerly open spaces*
- *Land disturbances such as a change in grade that alters soil, and drainage patterns that adversely affect an archaeological resource*

(Government of Ontario 2006)

In addition to direct impacts related to destruction, this HIA also evaluates the potential for indirect impacts resulting from the vibrations due to construction. This was categorized together with land disturbance. Although the effect of traffic and construction vibrations on historic period structures is not fully understood, vibrations may be perceptible in buildings with a setback of less than 40 metres from the curbside (Crispino and D'Apuzzo 2001; Ellis 1987; Rainer 1982; Wiss 1981). The proximity of the proposed development to heritage resources was considered in this assessment.

## **2.5 Mitigation Options**

Mitigation options in this HIA were developed using those provided in the MCM Infosheet #5, including:

- *Alternative development approaches*



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

(Government of Ontario 2006)



## **3 Historical Overview**

### **3.1 Introduction**

The Study Area contains the properties with the municipal addresses 300 and 306 Princess Avenue, in the City of London. The properties were formerly part of Lot 14, Concession 1, in the former Township of London. The properties are currently part of the City of London Registered Plan 225. The following sections outline the historical development of the Study Area from the period of colonial settlement to the 20<sup>th</sup> century.

### **3.2 Physiography**

The Study Area is located in the Caradoc Sand Plains and London Annex physiographic region. This region covers approximately 192,000 acres (Chapman and Putnam 1984: 146). The sand plains that comprise this region are composed of sand and other light-textured soils deposited by glacial waters that differ from the adjacent clay plains and moraines and allow for specialized agriculture when tile drainage systems are used. The region contains three types of soils; Fox fine sandy loam which is fine sand in deep, well-drained deposits, Berrien sandy loam which is a shallow layer of sand over clay with a wet sub soil, and Oshtemo sand which is generally found in dunes and other sandhills and is less productive.

Historically, poor drainage resulted in the region having more land in pasture than in crop. The region was known for potato growing, with apple orchards, corn, tobacco, and soybeans as other important crops. In the 20<sup>th</sup> century, livestock farming in the region was gradually replaced with cash cropping and suburbanization began to encroach on the region's rural areas, including the City of London which was rapidly expanding in the London basin (Chapman and Putnam 1984).

The City of London has served as the market and commercial hub of this physiographic region and also for southwestern Ontario more generally. Early portions of the City were located at the fork of the Thames River which served as a transportation route and to make use of the river's flood plains which offered a good building site (Chapman and Putnam 1984: 146).



### **3.3 Township of London and City of London**

The City of London resides on the traditional lands of the Anishinaabek, Haudenosaunee, Lūnaapéewak, and Attawandaron (Neutral) as entered through Treaty 6, or the London Township Purchase, by representatives of the Crown and certain Anishinaabe peoples. Other treaties that are specific to this area include of the Two Row Wampum Belt Treaty of the Haudenosaunee Confederacy/Silver Covenant Chain; the Beaver Hunting Grounds of the Haudenosaunee NANFAN Treaty of 1701; Treaty 2, the McKee Purchase of 1790; Treaty 29, or the Huron Tract Treaty of 1827 entered by representatives of the Crown and certain Anishinaabe peoples; and the Dish with One Spoon Covenant Wampum of the Anishnaabek and Haudenosaunee (City of London 2021).

#### **3.3.1 Survey and Settlement**

In 1793, Lieutenant-Governor John Graves Simcoe selected the site at the forks of the Thames River as the location for the new capital of Upper Canada (Lutman 1978: 6). Simcoe in wanting to create a model British society in Upper Canada named the area “New London” (Tausky and Distefano 1986: 5). When Simcoe returned to England in 1796, the capital title was transferred from London to York (now Toronto). The London District was created in 1800, and included the counties of Middlesex, Huron, Norfolk and Oxford. Initially the County of Middlesex was comprised of ten townships: Aldborough, Dunwich, Southwold, Yarmouth, Malahide, Bayham, Delaware, Westminster, Dorchester, and London (Brock and Moon 1972: 69). The Study Area is located in the former Township of London. It was surveyed by Provincial Land Surveyor Mahlon Burwell, beginning in 1810, but was put on hold during the War of 1812, and finished in the spring of 1819 (Page & Co. 1878: 9). The survey was based on the double front system, with lots divided into 200-acre parcels and arranged in 16 concessions and three additional concessions that are broken due to the Thames River.

Settlement in the township was initially slow, until it was decided by Provincial Parliament, following the destruction by fire of the courthouse in Vittoria in 1825, that the administrative seat for the London District would be situated at the Forks of Thames River, in the settlement of London. The act was passed on January 30, 1826, making London the new district town, and also provided for the survey of a town plot and appointed commissioners responsible for building a new courthouse and jail. These commissioners were Thomas Talbot, Mahlon Burwell, James Hamilton, Charles Ingersoll and John Matthews (The London and Middlesex Historical Society 1967:15). Burwell was selected to survey a 240-acre crown reserve site into rectangular blocks, with each block divided into ten half acre lots (Worrall 1980: 7). The southern and western boundaries of the survey were formed by the shape of the Thames River and stretched east to Wellington Street and north to North Street (Queen’s Avenue). Burwell was later responsible for surveying much of southwestern Ontario.

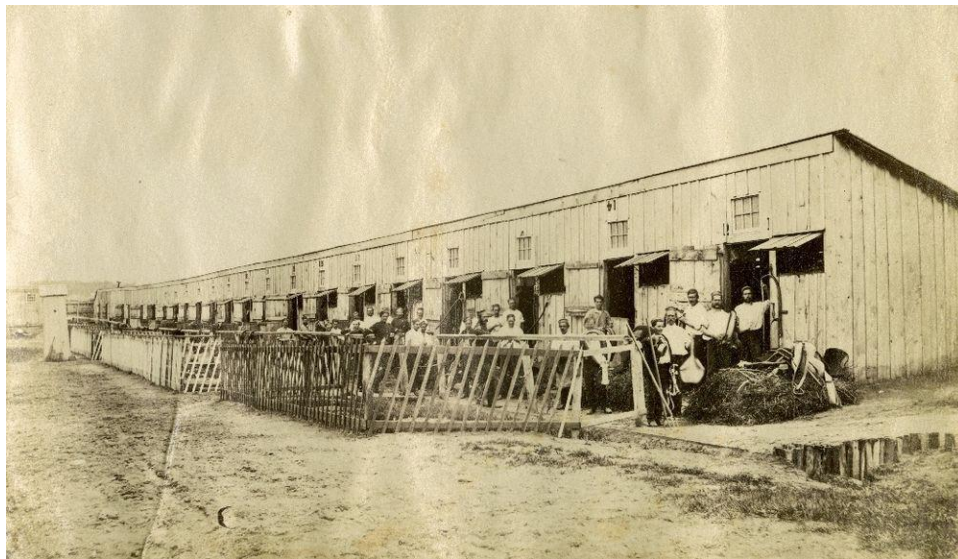




### **3.3.2 19th Century Development**

Development in the 19<sup>th</sup> century of the Study Area was highly influenced by the stationing of the British garrison in London. The Study Area was originally part of a 73-acre British Military occupation parcel (Behr et al. 1995: 15), which was established as direct result of the Rebellions of Upper and Lower Canada in 1837-1838 (Figure 3). Led by William Lyon Mackenzie, the reformers of the Rebellions opposed the elitist and exclusionary ruling government of the time who often favored British immigrants to the detriment of immigrants with connections to the United States, barring them from political rights and land grants. Following these events, and in response to insurgents from London, the British government decided to situate a garrison in London. The site was chosen for its location between the United States border and the Upper Canada capital of York.

With the stationing of two regiments in 1838, the population of London almost doubled (Burant and Saunders 1983: 9). From 1838, until the troops were withdrawn from London in 1853, and then again in 1861 to 1869, eight regiments occupied the garrison. These regiments highly influenced the development of London, through the troops' assistance in building roads and civic improvements. (Burant and Saunders 1983: 9). The garrison occupied most of what is now Victoria Park, which served as a location for a barracks and parade ground, while the Study Area perpendicular to the park, was where the artillery grounds and stables were situated (Lutman 1978: 7) (Figure 3 and Figure 4) (Plate 1).



**Plate 1: Morning Stables “H” Battery, 4<sup>th</sup> Brigade Royal Artillery London Ontario, ca.1867 (Source: University of Western Ontario Archives, Albert A. Phipps Album)**



## Heritage Impact Assessment 300-306 Princess Avenue

### 3 Historical Overview

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After the garrison was removed, and the barracks burnt down in 1873, the 15-acre parcel of Victoria Park was gifted to the City in 1874 as an imperial land grant specified for public park purposes (Behr et al. 1995: 7). The London Standing Committee on Public Parks, with the influence of Alderman James Egan and the support of local entrepreneur Sir John Carling, came together to plan out the large public park in the heart of the city.

The Study Area is located within the community of West Woodfield. One of the earliest settlers to the community was Reverend Benjamin Cronyn, who built a large stone house on the eastern limit of the New Survey, around 1839 called “The Pines.” In 1892, the house was inherited by Cronyn’s son Hume Blake Cronyn and his wife Frances Amelia Labatt. The newlywed couple renamed the house “Woodfield,” after the place in England where they were engaged (Gibb and Morden 1989:53). The Woodfield estate and other large homes built by community leaders attracted other prominent community members to build nearby. The lots situated directly across from Victoria Park were considered sought after locations. The area was also a prime location for workers and owners of local retail stores, factories, and offices. Development of these lots and the Woodfield area more generally began in the 1880s.

By the late 19<sup>th</sup> century, 14 grand residences were situated across from Victoria Park, and similarly housed local business owners and workers. These houses were constructed in the High Victorian (1870s-1890s) and Late Victorian (1890s-1930s) architectural periods in London, and featured design elements taken from the Queen Anne, Romanesque Revival, Italianate, and Tudor architectural styles (Lutman 1978: 10-11). The Study Area is characterized as a Queen Anne style, as listed in the City of London Heritage Registrar.

Many of the residents of West Woodfield at this time were upper-middle class shop owners, who lived a few blocks away from their commercial businesses. These included many homes around the corner from the Study Area on Wellington Street, facing Victoria Park. Most homes on this row featured porches and verandahs that provided a connection with the outdoor environment. These porches would have allowed for increased public interaction with passing by pedestrians and were also a place to be seen. Homeowners could display their prominence through highly ornate or structurally impressive porches and verandahs (Stantec 2008: 8.6). The residences of the Study Area shared these characteristics and the first occupants of both properties were upper middle-class merchants, or lawyers with businesses located nearby.



#### 3.3.3 20<sup>th</sup> Century Development

Development throughout the 20<sup>th</sup> century in the vicinity of the Study Area witnessed a change from large residential structures to commercial and community buildings, and high-rise apartments. The City of London's population at the turn of the century was still increasing, but became stagnant following the First World War, as many other Canadian cities at this time, and growth did not surge again until the early 1950s. By 1912, the city's population was 50,000, and the city boundaries were enlarged by 2,200 acres to accommodate this number (Worrall 1980: 55). Following the First World War (1914-1918), the 1920s was a boom period in the nation, and this was reflected in the growth of new financial companies in downtown London, including London Life, the Bank of Toronto and the London and Western Trusts (Stantec 2011: 2.12)

Across the street from the Study Area is London Central School, formerly a Grammar School. This site is the oldest school in the city, originally built in 1826 as a Grammar School near the forks of the Thames River. Since then, the school has undergone several iterations, becoming a Union School, named Central School in 1865. London Collegiate Institute, as noted of the Fire Insurance Plans, was constructed in 1877 but burned down in 1920. The London Central Collegiate Institute was officially opened in 1922 and remains on the same site today (London Central Secondary School 2023).

In the early 1960s, London witnessed its greatest period of growth, which was set in motion by the 1960 official plan, "Urban Renewal London Ontario: A Plan for Development and Redevelopment" (Miller 1992: 211). The following year annexation was approved by the Ontario Municipal Board, which granted the city more land with the amalgamation of some parts of the London Township and Westminster Township respectively. However, annexation and growth continued into the 1990s. This resulted in a population increase from 63,369 to 165,815. By the 1960s London had over 328 manufacturing plants, 80 wholesale businesses, and 70 construction supply companies (Miller 1992: 219).

### 3.4 Property Histories

#### 3.4.1 300 Princess Avenue

300 Princess Avenue was built in 1893 originally for James R. Shuttleworth, a prominent fruit wholesale merchant in the area (Vernon Directories Limited 1893). He likely lived there with his wife Martha, and sons Hugh and Eddie (Library and Archives Canada. 1891). In 1921, James and Martha had relocated down the street at 322 Princess where they lived into their 70s (Library and Archives Canada 1921). 300 Princess quickly found a new resident after Shuttleworth in Robert G Fisher, a lawyer and partner at Meredith and Fisher law office, who lived there for many years in the later 1890s and into the 1900s. (Vernon Directories Limited 1898; Architectural Conservancy of Ontario Inc 1994) likely lived here with his siblings, Charles, Jessie, Robert,



## **Heritage Impact Assessment 300-306 Princess Avenue**

### **3 Historical Overview**

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Elizabeth, and half siblings Elizabeth, Thomas, and Beatrice (Library and Archives Canada 1891).

In 1908, John M. Daly and his family occupied 300 Princess, who similarly was of upper-middle class as a wholesale coal merchant, where he lived into 1933. In the later half of the 20<sup>th</sup> century, the property turned into a mix of commercial and residential properties, containing the offices of Devran Petroelum as well as an apartment on the third floor (Architectural Conservancy of Ontario Inc 1994).

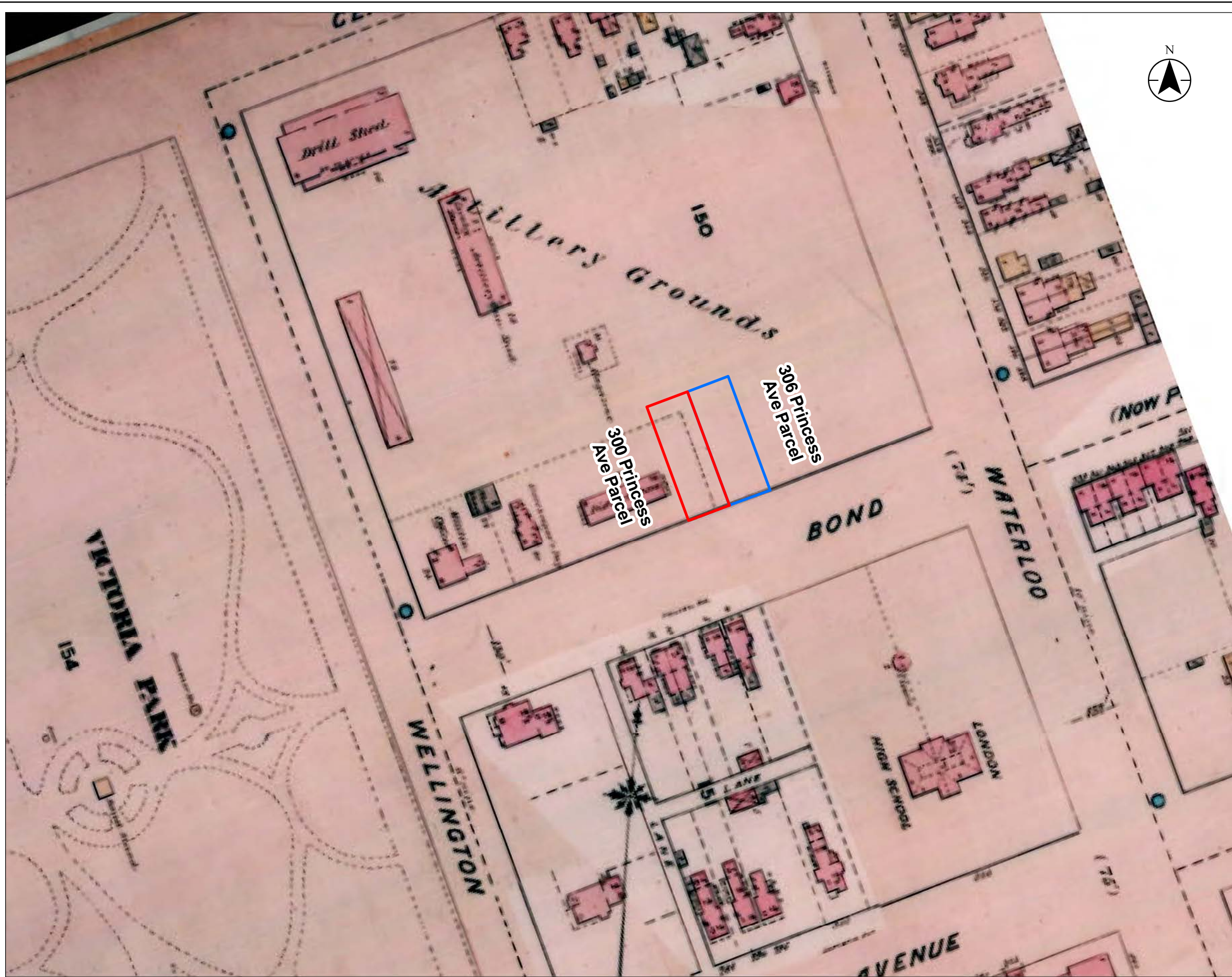
#### **3.4.2 306 Princess Avenue**

306 Princess Avenue was built in 1906 where Charles H Tune was the first resident. Charles worked J. Tune & Sons' Soda Water Works as listed in the city directory, which would be later be connected to London Soda Water Works in the 1930s. (London Public Library 1892). 306 Princess was home to the Forristal family in the 20<sup>th</sup> century. John Forristal was a machinist working for the London and Petrolea Barrel Co. (Vernon Directories Limited 1922). There were Forristals were present in London before that, John's father was listed on an early census, an immigrant from Newfoundland. The Forrsital family lived at 306 Princess until 1952 at which point the property came under the ownership of multiple corporations into the 1980s.



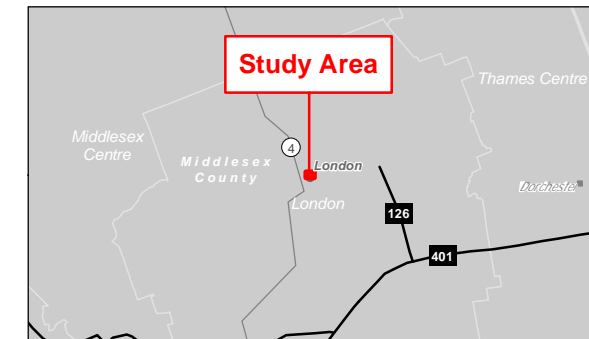


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- Legend**
- 300 Princess Ave Parcel (Approximate)
  - 306 Princess Ave Parcel (Approximate)

**IMAGE NOT TO SCALE**  
 1. Source: Chas E. Goad Civil Engineering, 1881. Insurance Plan of London Ontario.  
 London: Chas E. Goad Civil Engineering.



Project Location: City of London  
 160940987 REV1  
 Prepared by SPE on 2023-09-20  
 Technical Review by SPE on 2023-09-20

Client/Project: DOMUS DEVELOPMENTS (LONDON) INC.  
 HERITAGE IMPACT ASSESSMENT  
 300-306 PRINCESS AVENUE

Figure No.  
**3**

Title  
**Historical Mapping, 1881**



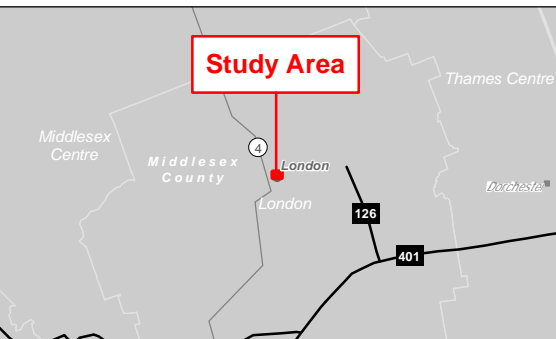
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- Legend**
- 300 Princess Ave Parcel (Approximate)
  - 306 Princess Ave Parcel (Approximate)

**IMAGE NOT TO SCALE**

1. Source: Chas E. Goad Civil Engineering, 1892. Key Plan of the City of London, London: Chas E. Goad Civil Engineering.



Project Location: City of London  
160940987 REV1  
Prepared by SPE on 2023-09-20  
Technical Review by SPE on 2023-09-20

Client/Project: DOMUS DEVELOPMENTS (LONDON) INC.  
HERITAGE IMPACT ASSESSMENT  
300-306 PRINCESS AVENUE

Figure No. **4**

Title: **Historical Mapping, 1892**



## **4 Site Description**

### **4.1 Landscape Setting**

The properties at 300 and 306 Princess Avenue are located within the City's downtown core, on the north side of Princess Avenue approximately 130 metres east of Victoria Park and 80 metres west of the intersection of Princess Avenue and Waterloo Street (Photo 1). Within and adjacent to the Study Area, Princess Avenue is a two-lane roadway with on-street parking (Photo 2). The roadway contains concrete curbs and sidewalks on both sides of the street. The roadway has mature trees on the north side of the street and street lighting, telephone lines, and younger trees on the south side of the street. The north side of Princess Avenue also contains other late 19<sup>th</sup> to early 20<sup>th</sup> century residences (Photo 3 and Photo 4). Across the road from the Study Area, the London Central Secondary School is located on the south side of Princess Avenue (Photo 5 and Photo 6). The present-day school buildings were constructed in 1922 after a fire in 1920 destroyed the original buildings constructed in 1877 (Thames Valley District School Board 2023).

Princess Avenue ends to the west of the Study Area where it travels south as Centennial Lane. A parking lot, the rear of Centennial Hall, and the rear of an apartment building are also located to the west of the Study Area (Photo 7 and Photo 8). Behind the residences in the Study Area there is an asphalt and gravel laneway that provides access to parking spaces at the rear of 300 and 306 Princess Avenue (Photo 9 to Photo 11). The laneway also provides access to parking spaces and garages for other residences on the north side of Princess Avenue and the south side of Wolfe Street alongside mature trees and wooden fences. Looking across the laneway from the Study Area, the rear facades of the residences on the south side of Wolfe Street are visible (Photo 12). The adjacent property at 308 Princess Avenue and properties backing on the rear laneway have contemporary rear additions to the original residences.



# Heritage Impact Assessment 300-306 Princess Avenue

## 4 Site Description

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**Photo 1: 300 and 306 Princess Avenue, looking north**



**Photo 2: General view of Princess Avenue, looking northeast**



**Photo 3: Examples of other late 19<sup>th</sup> to early 20<sup>th</sup> century residences on the north side of Princess Avenue, looking north**



**Photo 4: Examples of other late 19<sup>th</sup> to early 20<sup>th</sup> century residences on the north side of Princess Avenue, looking north**





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**Photo 5: North façades of the London Central Secondary School, looking southeast**



**Photo 6: North facades of the London Central Secondary School, parking and sports courts, looking southeast**



**Photo 7: End of Princess Avenue and parking lot to the west of the Study Area, looking northwest**



**Photo 8: Apartment building west of Study Area, looking south**



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**Photo 9: Laneway behind 300 and 306 Princess Avenue, looking west**



**Photo 10: Laneway behind 300 and 306 Princess Avenue, looking east**



**Photo 11: Parking spaces behind 300 and 306 Princess Avenue, looking southwest**



**Photo 12: Rear facades and parking areas for houses along the south side of Wolfe Street, looking north**

## 4.2 Residences

### 4.2.1 300 Princess Avenue

The property includes a two-and-one-half storey residence with an irregular, multi-peaked roof (Photo 13). Most of the roof is clad in modern asphalt shingles, though the square tower on the front (south) façade of the residence still retains its rectangular and fish scale slate shingles with a carved finial at its peak. The exterior of the residence is clad in red brick with red stone detailing including drip molds and lintels above the windows and windowsills.





## Heritage Impact Assessment 300-306 Princess Avenue

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The front (south) façade contains three bays. The middle bay is comprised of the square tower which has brick cornice brackets, a course of three arched wood frame windows in its upper storey, a rectangular wood frame window with a stained-glass transom in the second storey, and an arch leading to the residence's front entrance on the first storey (Photo 14). The tower also includes row of five decorative red stones and a sculpted relief with a cherub and flower elements between the first and second stories. The front entrance is accessed via a flight of red stone stairs flanked by low stone walls (Photo 15). The arch leading to the entrance has a red stone drip mold and carved capitals with a stylized botanical design on top of stone support pillars (Photo 16). The main entrance of the residence has a stone lintel, stained glass transom window, a wooden door with a rectangular window and letter slot, and a wooden door surround (Photo 17). The eastern bay of the front façade has a front facing, projecting gable with pebble dash and half timbering in the peak (Photo 18). The gable also includes a course of three arched windows in the upper storey set in a detailed wooden surround with rosettes, dentils, pilasters, and other carved ornamentations. The second storey of the eastern bay has a course of three tall and narrow, one over one wood frame windows with square stained-glass inserts above each. The first storey has a large window with a stone drip mold with label stops carved to match the capitals from the arch in the middle bay (Photo 19). The widow has a wooden frame with what appears to be a boarded over fanlight across the top. The large, central pane is flanked by side lights.

The western bay of the front façade has an enclosed balcony on the second storey and a covered porch on the first storey. The balcony has a row of transom lights above eight pane, wood frame casement windows with wooden panels (Photo 20). The porch appears to include a boarded-up window opening. The decorative porch support columns have spandrels with vertical ribbing between them and the porch has a wooden baluster that appears to have replaced an earlier one based on its style (Photo 21).

There is a limited amount of space between the eastern façade of the residence at 300 Princess Avenue and the neighbouring residence at 306 Princess Avenue. The eastern façade, which contains rectangular window openings with stone lintels and sills is much plainer than the residence's front façade (Photo 22 and Photo 23). The residence does not have a neighbouring residence on the west side and its western façade is more easily visible (Photo 24). The west façade has the same plainer, rectangular windows with stone lintels and sills as the eastern façade, but it also features a projecting bay with a red brick chimney and a gable peak with bargeboard and two casement windows (Photo 25). The residence's cut stone foundation is also visible on the western façade.



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Similar to the front façade, the north façade is a three bay design (Photo 26). Many of the windows in the north façade appear to be modern replacements and there is a gravel area behind the house for parking. The middle bay is a hip roof tower with two arched windows in the upper storey, with rectangular windows on the second and first storeys. The eastern bay has a steeply pitched gable with an arched window and wooden shingling in the peak. This bay also has a two storey addition creating two additional entrances on the first storey and a small rear balcony on the second storey. The addition is clad in wood siding, with a large, single pane window and plain fan light and rectangular casement windows on the second storey. The western bay has rectangular windows with stone lintels and sills. The residence is separated from 306 Princess Avenue by a wooden fence (Photo 27).



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**Photo 13: Front (south) façade of 300 Princess Avenue, looking north**



**Photo 14: Middle bay of the residence on the front façade, including brick brackets, arched windows, stained-glass transom, and red stone detailing, looking north**



**Photo 15: Stairs and arch leading to the residence's main entrance, looking north**





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**Photo 16:** Close up view of carved stylized botanical detailing on the capitals framing the front entrance, looking north



**Photo 17:** Main entrance for 300 Princess Avenue, including stained-glass transom and wooden door, looking north



**Photo 18:** Gable peak, upper and second stories of the eastern bay of the front façade, looking north



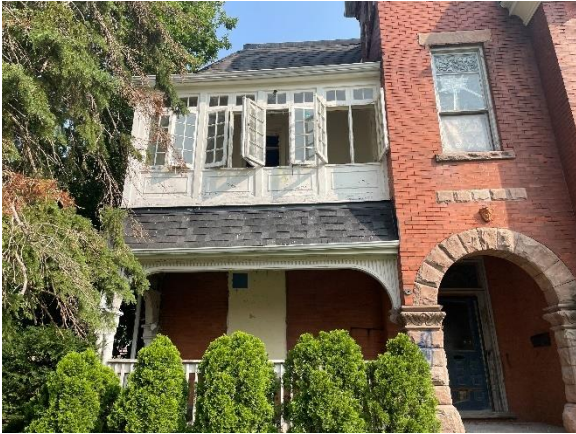
**Photo 19:** First storey of the eastern bay of the front façade, looking north



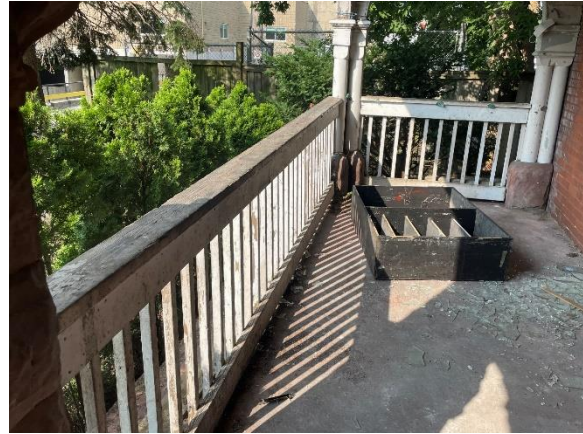
# Heritage Impact Assessment 300-306 Princess Avenue

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**Photo 20: Second storey enclosed balcony with casement windows in the western bay, looking north**



**Photo 21: Porch support columns and baluster, looking west**



**Photo 22: Eastern façade, looking north**



**Photo 23: Eastern façade, looking south**





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Photo 24: Western façade, looking northeast



Photo 25: Projecting bay and gable peak on the western façade, looking northeast



Photo 26: North façade, looking south



Photo 27: North façade, looking southwest

### 4.2.2 306 Princess Avenue

The property contains a two-and-one-half storey residence with an irregular hip-on-gable roof clad in asphalt shingles. The exterior of the residence is clad in red brick (Photo 28). There are wooden soffits and fascia, and a plain wood cornice with dentil trim and oversize dentils. The house has a stone foundation, similar to the residence at 300 Princess Avenue.





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The front (south) façade contains three bays. The first bay consists of a triptych window on the first storey with 1/1 wood frame windows, set within a stone surround with stone lintels, sills, and keystones. On the second storey is a bay window with 1/1 sash wood frame windows and a central fixed pane window (Photo 29). The gable contains a large Palladian window with a smaller rectangular casement window located just above (Photo 30).

The centre bay consists of an entrance door with wide segmental arch transom and sidelights. The door itself is boarded up with plywood, but a small gap in the plywood shows a wood paneled door with decorative wooden details (Photo 31, Photo 32). The door is located within a wood frame surround, and contains decorative brickwork surrounding the doorframe, including brick voussoir and egg and dart decorative brick (Photo 33). On the second storey above the entrance bay is a 1/1 sash wood frame window with wide stone lintel and stone sill.

The eastern bay is located on the rounded corner of the house and contains a boarded-up window on the first storey with a stone sill, and a 1/1 wood frame window on the second storey. Both windows are curved to match the curvature of the wall (Photo 34).

The south façade also contains a large wrap-around porch wooden support columns and wooden balustrade. There is evidence that a fire occurred in front of the porch and there has been smoke and fire damage to the wood (Photo 35).

There is a limited amount of space between the eastern and western façades and the neighbouring residences at 300 Princess Avenue and 308 Princess Avenue (Photo 36). The West façade contains a curved bay window with fixed glass lower panes and leaded glass upper panes in a wooden surround (Photo 37). The remaining windows on the west façade are rectangular 1/1 windows with stone lintels and sills. There is a side entrance door accessed by wooden steps and landing. A brick chimney is located on the west façade (Photo 38).

The east façade contains 1/1 rectangular windows with stone lintels and sills, a small oval window with brick surround and brick keystones, and a two storey gable bay window projection with central brick chimney (Photo 39, Photo 40). In the gable peak there is a rounded arch window with brick surround and brick keystone. The porch wraps around to the west façade, with stone piers and wooden support columns (Photo 41).

The north (rear) façade contains a small siding clad addition with steel glazed entrance door and sliding windows, a small rectangular window on the first storey with stone lintel and sill, and a wide curved bay window with 1/1 windows and a central fixed pane (Photo 42, Photo 43). The second storey contains a 1/1 window with stone sill, and there is a hipped dormer with a 1/1 window and blocked off former window. A fire escape connects to the dormer window.



**Heritage Impact Assessment 300-306 Princess Avenue**

**4 Site Description**

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**Photo 28: 306 Princess Avenue**



**Photo 29: Easternmost bay on south  
façade**



**Photo 30: Palladian window on south gable**



**Photo 31: Front entrance door**





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**Photo 32: View of wood paneled door beneath plywood covering**



**Photo 33: Brickwork surrounding front door**



**Photo 34: Rounded corner windows and porch**



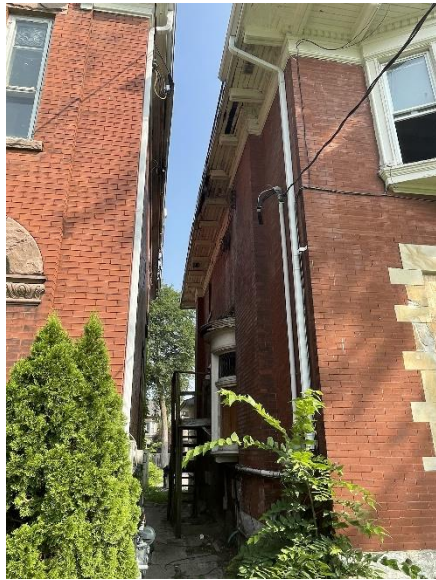
**Photo 35: Evidence of fire at porch**



**Heritage Impact Assessment 300-306 Princess Avenue**

**4 Site Description**

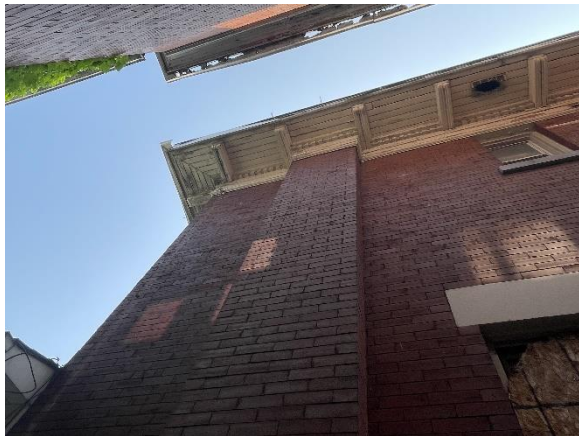
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**Photo 36: West façade**



**Photo 37: Curved window detail, west façade**



**Photo 38: Brick chimney, west façade**



**Photo 39: Oval and rectangular windows, east façade**





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**Photo 40: Gabled bay projection, chimney, and rounded arch window, east façade**



**Photo 41: East façade wrap-around porch**



**Photo 42: North façade**



**Photo 43: Curved bay window, north façade**



## **5 Summary of Cultural Heritage Value or Interest**

### **5.1 300 and 306 Princess Avenue**

The structures at 300 and 306 Princess Avenue are classified as “A-Rated” buildings in the West Woodfield HCD Study and Plan. The HCD Study ranked properties as A or B if it met one of the following criteria:

- The property has been previously recognized by being designated under the OHA, or listed as a significant asset by LACH [London Advisory Committee on Heritage]
- The property is a fine example of architectural style
- The property exhibits unique qualities or details
- The property is a well-maintained example of a modest architectural style
- The age of the building contributes to the heritage value
- There was a significant event, person or story associated with the building
- The property contributed to the streetscape because of its sequence, grouping or location

(Stantec 2008)

The HCD Study and Plan did not specify which of the criteria were met by the buildings in the Study Area.

The properties are considered to be examples of Queen Ann architecture with influences of Romanesque Revival (300 Princess Avenue) and Edwardian (306 Princess Avenue) architecture. The HCD Study and Plan did not identify individual heritage attributes for the properties at 300 and 306 Princess Avenue. The following heritage attributes have been identified for the purposes of this HIA:

- **300 Princess Avenue**
  - Two and one half storey residence
  - Steeply pitched hip on gable roof and square tower featuring slate shingles and finial
  - Steeply pitched wide gable dormer with decorative half timbering and round arched wood frame windows
  - Stained glass windows
  - Red brick cladding
  - Stone foundation



## Heritage Impact Assessment 300-306 Princess Avenue

### 5 Summary of Cultural Heritage Value or Interest

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- Rectangular, segmental arch, and round arched windows with stone sills and lintels or voussoirs
- Sandstone entry porch supports and archway, sandstone steps and curved features beside steps
- Carved sandstone on piers and decorative sandstone and terra cotta above entrance porch
- Wooden glazed entrance door with transom
- Full width front porch with wooden porch supports, balustrade and decorative wooden trim
- Enclosed second storey porch with multi-pane wood frame windows
- Projecting bay with gable dormer on west side with central chimney
- North square tower with round arched windows and sandstone voussoirs
- **306 Princess Avenue**
  - Two and one half storey residence
  - Steeply pitched hip on gable roof
  - Red brick cladding
  - Stone foundation
  - Wrap around porch with wooden support columns and wooden balustrade
  - Triptych window with stone sill, surround, and keystone
  - Wooden entrance door with wide sidelights and segmental arch transom
  - Second storey bay window
  - Rounded northeast corner with one over one windows set into the curve
  - Rectangular window with stone lintel and sill
  - Palladian window in front gable
  - Decorative oversized dentils and dentil trim at the soffit
  - Rounded bay window on west façade
  - Projecting bay window with centre chimney on east façade
  - Wide rounded bay window on north façade

## 5.2 West Woodfield Heritage Conservation District

As part of the HCD Plan, a Heritage Character Statement was prepared for the district. This statement is required as part of the designation process and addresses three components of the character of the district including the heritage character, architectural character, and the streetscape heritage character. The statement is developed to



## Heritage Impact Assessment 300-306 Princess Avenue

### 5 Summary of Cultural Heritage Value or Interest

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provide reasons why the district warrants designation. It also provides a description of the overarching character of the neighbourhood and serves as a reference point for a proposed change in character. The Heritage Character Statement is provided in Appendix B in its entirety, including section headings.

The West Woodfield HCD Study and Plan do not contain an explicit list of heritage attributes of the district. To measure the appropriateness of the Project against the heritage character statement, a summary of key attributes from the Heritage Character Statement is provided below:

- Historic character
  - Predominantly residential character, resulting from business owners who wanted to live close to downtown
  - Retention of historic homes dating from 1880 – 1914 amid redevelopment and conversion into multi-unit homes
  - Diverse building stock reflective of the boom period of construction late 19<sup>th</sup> and early 20<sup>th</sup> century includes large and small scale homes as well as early apartment buildings
  - The presence of founding churches of several denominations and early schools
  - Institutional offices and meeting spaces a driving factor in conversions beginning in 1905
  - Replacement of building fabric showing transition from residential to institutional use that became landmarks in their own right including the Queens Avenue Central Library (1939), the Masonic Temple (1964) and City Hall (1971)
- Architectural Character
  - Large number of original buildings with a variety of styles and influences characteristic of the more popular styles of the periods during which they were built including Queen Anne, Edwardian and Italianate styles, particularly the one and one half storey Queen Anne gable front
  - Luxury accommodations with large proportions and high quality materials
  - Visual consistency in architecture including front porches, decorative gables, projecting bays, and recurring window forms and details
  - Prevalence of public buildings and spaces including four churches, the former public library, the Victoria Park band shell and City Hall
  - Largely positive impact on quality of streetscape resulting from conversion to commercial and office use





## Heritage Impact Assessment 300-306 Princess Avenue

### 5 Summary of Cultural Heritage Value or Interest

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- Streetscape Character
  - The heart of historic London and picturesque Victoria Park
  - Shady tree-lined streets with thick trunks and over-arching limbs creates a substantial canopy along a more intimate scale of the minor streets and lanes
  - Grand trees of a variety of species and ages
  - Traditional patterns of movement evident in the streets and lanes



## 6 Impact Assessment

### 6.1 Description of Proposed Undertaking

The Proponent is proposing to construct three storey rear additions to the north elevations of the properties at 300 and 306 Princess Avenue. The proposed additions are L-shaped in plan with flat rooflines. Each addition is proposed to be 38.5 feet (11.7 metres) tall, with first and second storeys that match the heights of the floors in the original dwellings. The third storey will match the heights of the half storeys on each dwelling and will not extend beyond the peaks of the original rooflines. The concrete foundation will match the foundation height of the existing stone foundations on each dwelling. The additions will extend to match the existing east and west setbacks of the original dwellings.

Each rear addition will have four 1/1 aluminum framed windows per floor, and an unglazed hollow metal door. The doors will be accessed by wooden staircases and platforms with wooden railings. The additions will be clad in composite hardie-board or similar cladding material, with pre-finished metal cap flashing at the roofline. The proponent has also indicated that they are considering sourcing reclaimed brick for cladding on the additions to match the original brick as closely as possible given the distinct character of the additions.

The proponent has also noted that parts of the original structure require restoration, repair, or replacement, including but not limited to the original brick and mortar, windows, soffits, as well as roofing and downspouts. At present, there are no detailed plans for what will be repaired, rehabilitated, or replaced for these elements. The extent of restoration, repair, or replacement will be determined following site plan approval.

See Appendix A for site plan, elevation drawings, and 3D renderings of the proposed additions.

### 6.2 Assessment of Impacts

Section 6 provides an assessment of the potential impacts to the identified CHVI and heritage attributes as described in Section 5. As described in Section 2.4, Infosheet #5 was used to characterize impacts. Where there may be potential for direct or indirect impacts, 'Y' is listed in the column. Where no impacts to CHVI are anticipated, 'N' is listed in the column. Some of the impact categories are not applicable given the scope of the proposed undertaking. Where this is the case, 'N/A' is entered in the table. Further discussion is found in Section 6.3.



Table 1: Assessment of Impacts to Identified Heritage Value to 300 and 306 Princess Avenue

Property	Potential for Direct Impact Destruction	Potential for Direct Impact Alteration	Potential for Indirect Impact Shadows	Potential for Indirect Impact Isolation	Potential for Indirect Impact Obstruction	Potential for Indirect Impact Change in Land Use	Potential for Indirect Impact Land Disturbances	Discussion
300 Princess Avenue	N	Y	N	N	N	N	Y	<p>The proposed development will retain the existing residence in situ. However, it will result in alterations to the existing structure at 300 Princess Avenue with the introduction of a three storey addition to the rear (north) façade of the building. The identified heritage attributes of the building that are visible from the public realm will remain intact. Attributes on the north side, including the squared tower with round arched windows and stone sills and voussoirs will be obscured by the new development. The addition is considered an irreversible alteration. The proposed addition will not result in shadows on heritage attributes of the property, isolation of the resource from its surroundings, or obstruction of views.</p> <p>There is potential for alteration to heritage attributes on the remaining facades of the building if repair, rehabilitation or replacement of bricks, windows, soffits, or roofing is undertaken.</p> <p>Land disturbance from construction (e.g., site grading and related construction activities) may have the potential to impact built heritage resources through temporary vibrations during the construction period that may cause shifts in foundations or masonry structures that can impact the heritage resources.</p> <p><b>Accordingly, mitigation measures must be prepared.</b></p>
306 Princess Avenue	N	Y	N	N	N	N	Y	<p>The proposed development will retain the existing residence in situ. However, it will result in alterations to the existing structure at 306 Princess Avenue with the introduction of a three storey addition to the rear (north) façade of the building. The identified heritage attributes of the building that are visible from the public realm will remain intact. Attributes on the north side, including the rounded bay window will be obscured by the new development. The addition is considered an irreversible alteration. The proposed addition will not result in shadows on heritage attributes of the property, isolation of the resource from its surroundings, or obstruction of views.</p> <p>There is potential for alteration to heritage attributes on the remaining facades of the building if repair, rehabilitation or replacement of bricks, windows, soffits, or roofing is undertaken.</p> <p>Land disturbance from construction (e.g., site grading and related construction activities) may have the potential to impact built heritage resources through temporary vibrations during the construction period that may cause shifts in foundations or masonry structures that can impact the heritage resources.</p> <p><b>Accordingly, mitigation measures must be prepared.</b></p>



**Table 2: Assessment of Impacts to Heritage Attributes of the West Woodfield HCD**

Attribute	Potential for Direct Impact Destruction	Potential for Direct Impact Alteration	Potential for Indirect Impact Shadows	Potential for Indirect Impact Isolation	Potential for Indirect Impact Obstruction	Potential for Indirect Impact Change in Land Use	Potential for Indirect Impact Land Disturbances	Discussion
Predominantly residential character, resulting from business owners who wanted to live close to downtown	N	N	N	N	N	N	N	The proposed development will retain the residential character of the HCD by retaining original buildings and continuing residential use with additional units. <b>Therefore, mitigation measures are not required.</b>
Retention of historic homes dating from 1880 – 1914 amid redevelopment and conversion into multi-unit homes	N	N	N	N	N	N	N	The proposed development retains the historic homes from the late 19 <sup>th</sup> and early 20 <sup>th</sup> century. These have already been converted to multi-unit residences, and the proposed additions will continue this use. <b>Therefore, mitigation measures are not required.</b>
Diverse building stock reflective of the boom period of construction late 19 <sup>th</sup> and early 20 <sup>th</sup> century includes large and small scale homes as well as early apartment buildings	N	N	N	N	N	N	N	The proposed development retains existing building stock that is reflective of large-scale homes built during the late 19 <sup>th</sup> and early 20 <sup>th</sup> centuries. <b>Therefore, mitigation measures are not required.</b>
The presence of founding churches of several denominations and early schools	N/A	N/A	N/A	N/A	N/A	N/A	N/A	The proposed development is residential in nature and does not affect the presence of churches or schools in the HCD. <b>Therefore, mitigation measures are not required.</b>
Institutional offices and meeting spaces a driving factor in conversions beginning in 1905	N/A	N/A	N/A	N/A	N/A	N/A	N/A	The proposed development is residential in nature and does not affect the presence of institutional offices or meeting spaces in the HCD. <b>Therefore, mitigation measures are not required.</b>
Replacement of building fabric showing transition from residential to institutional use that became landmarks in their own right including the Queens Avenue Central Library (1939), the Masonic Temple (1964) and City Hall (1971)	N/A	N/A	N/A	N/A	N/A	N/A	N/A	The proposed development does not affect landmark buildings in the HCD including the Central Library, Masonic Temple or City Hall. <b>Therefore, mitigation measures are not required.</b>
Large number of original buildings with a variety of styles and influences characteristic of the more popular styles of the periods during which they were built including Queen Anne, Edwardian and Italianate styles, particularly the one and one half storey Queen Anne gable front	N	Y	N	N	N	N	N	The proposed development retains the existing Queen Anne and Edwardian buildings. It will result in alterations to the rear elevations of the two buildings and may result in alterations to front or side facades if repair, rehabilitation or replacement of brick, windows, soffits or roofing is required. <b>Accordingly, mitigation measures must be prepared.</b>





**Heritage Impact Assessment 300-306 Princess Avenue**

**6 Impact Assessment**

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Attribute	Potential for Direct Impact Destruction	Potential for Direct Impact Alteration	Potential for Indirect Impact Shadows	Potential for Indirect Impact Isolation	Potential for Indirect Impact Obstruction	Potential for Indirect Impact Change in Land Use	Potential for Indirect Impact Land Disturbances	Discussion
Luxury accommodations with large proportions and high quality materials	N	Y	N	N	N	N	N	The proposed development retains existing Queen Anne and Edwardian buildings, and all heritage attributes that are visible from the public realm of the HCD. It will result in alterations to the rear elevations of the two buildings. However, the additions will not result in changes to the overall character of the HCD with luxury accommodations, as the additions will not result in changes to the residences that are visible from the public realm. <b>Therefore, mitigation measures are not required.</b>
Visual consistency in architecture including front porches, decorative gables, projecting bays, and recurring window forms and details	N	N	N	N	N	N	N	The proposed development retains the original dwellings and does not result in changes to the visual consistency of architecture visible from the public realm. <b>Therefore, mitigation measures are not required.</b>
Prevalence of public buildings and spaces including four churches, the former public library, the Victoria Park band shell and City Hall	N/A	N/A	N/A	N/A	N/A	N/A	N/A	The proposed development is residential in nature and does not affect existing public spaces. <b>Therefore, mitigation measures are not required.</b>
Largely positive impact on quality of streetscape resulting from conversion to commercial and office use	N	N	N	N	N	N	N	The proposed development retains the existing buildings facing the public realm streetscape. <b>Therefore, mitigation measures are not required.</b>
The heart of historic London and picturesque Victoria Park	N/A	N/A	N/A	N/A	N/A	N/A	N/A	The proposed development is not located within or adjacent to Victoria Park and does not affect the park's location or function. <b>Therefore, mitigation measures are not required.</b>
Shady tree-lined streets with thick trunks and over-arching limbs creates a substantial canopy along a more intimate scale of the minor streets and lanes	N	N	N	N	N	N	N	The proposed development does not result in the removal of street trees or front yard trees. <b>Therefore, mitigation measures are not required.</b>
Grand trees of a variety of species and ages	N	N	N	N	N	N	N	The proposed development does not result in the removal of street trees or front yard trees. <b>Therefore, mitigation measures are not required.</b>
Traditional patterns of movement evident in the streets and lanes	N	N	N	N	N	N	N	The proposed development retains the traditional patterns of movement in the HCD including access from existing streets and laneways. <b>Therefore, mitigation measures are not required.</b>



### **6.3 Discussion of Impacts**

The proposed additions to 300 and 306 Princess Avenue would be located at the rear of the structures and would retain the majority of the identified heritage attributes of the buildings and the West Woodfield HCD. The proposed additions would result in alterations to the existing structures, and removal of heritage attributes located on the north elevation, which is considered a direct impact. There is also potential for alteration to heritage attributes on the remaining facades of the building if repair, rehabilitation or replacement of bricks, windows, soffits, or roofing is undertaken.

For the subject properties and the adjacent properties at 308, 320, and 322 Princess Avenue, there is the potential for indirect impacts related to land disturbances from construction activities. As outlined in Section 2.3, while impacts of vibration on heritage buildings are not well understood, vibrations may be perceptible in buildings with a setback of less than 40 metres. Given the direct adjacency of proposed development activities, mitigation measures are required to conserve the identified heritage resources.



## 7 Mitigation

As identified in Section 6, the proposed undertaking has the potential to result in direct and indirect impacts to identified CHVI within and adjacent to the Study Area. Accordingly, the mitigation options identified in InfoSheet #5 Mitigation Options (see Section 2.4) have been explored below. Consideration for each option is given for both the appropriateness of the mitigation in the context of the CHVI identified and its associated feasibility. An understanding of the surrounding context within which the Study Area is located is also considered.

### 7.1 InfoSheet #5 Mitigation Options

**Alternative development approaches:** The proposed development retains the existing buildings and locates the proposed addition to the rear of the structures, in line with the HCD guidance for additions. The new additions will be subordinate to the existing structures, as they do not exceed the original roof pitches and will be minimally visible from the public realm where they extend to the side yard setbacks. The proposed addition is compatible with the HCD Plan and therefore alternative development approaches are not required.

**Isolating development and site alteration from significant built and natural features and vistas:** The proposed additions are located at the rear of the existing structures and will not be highly visible from the public realm of the HCD. Therefore, they have been considered to be isolated from streetscape vistas of the HCD and the majority of heritage attributes identified for the properties in the Study Area.

**Design guidelines that harmonize mass, setback, setting, and materials:** The proposed undertaking has been designed to harmonize the massing, setback, and setting that aligns with the West Woodfield HCD Plan. The proposed massing of the structures is consistent with the design guidelines in the HCD Plan.

Materials and cladding for the proposed additions have been identified and are compatible with the original dwellings in that they are distinctive and subordinate to the original structures. Colours have not been determined but are anticipated to be a muted palette that ties in with painted trim or features on the remainder of the original structures to create a cohesive appearance.

**Limiting height and density:** Limiting the height and density of the proposed development is not required, as the proposed height and density are compatible with the existing structures and are located to the rear of the lot with the height not exceeding the peaks of the original rooflines.



## Heritage Impact Assessment 300-306 Princess Avenue

### 7 Mitigation

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**Allowing only compatible infill:** The proposed additions are located at the rear of the existing buildings and follow the guidelines in the HCD Plan with respect to massing and materials. Therefore, this mitigation measure has already been implemented in the proposed development.

Where alterations are made to the remaining facades for the repair, rehabilitation, or replacement of brickwork, mortar, windows, porches, soffits, or roofing, the guidance in the HCD Plan must be followed. This includes:

- Consider repair or rehabilitation of original attributes rather than replacement
- Where replacement is required, replace original materials in kind, wherever possible, including bricks, mortar, windows, stone, wood trim, decorative elements, and slate roofing
- If replacement in kind is required, document the original feature thoroughly prior to replacement to carefully and accurately base replacement items on the originals
- Replacement of original windows and soffits with vinyl or aluminum clad windows is discouraged.

**Reversible alterations:** The proposed additions will result in irreversible changes to the existing structures, namely in the obscuring, alteration, or removal of heritage attributes on the north side of the residence. Reversible alterations to the rear elevations are not feasible to appropriately connect the additions to the existing residences. To mitigate alteration or removal of heritage attributes on the north elevations, detailed documentation and salvage are a strategy for mitigation where demolition or alteration of a heritage resource is anticipated. Documentation creates a public record of the resource, or resources, which provides researchers and the general public with a land use history, construction details, and photographic record of the property where permanent changes will occur.

Although documentation and salvage would not lessen the impact of these alterations, it would seek to record the CHVI identified making the building records available for future study. Documentation activities are typically carried out through photography, photogrammetry, and/or LiDAR scanning in advance of any changes made to the property.

In addition, the salvage of re-usable building materials is often recommended when historic material is being removed from its original setting. Historical building materials are often high-quality and can be re-used in other buildings or incorporated into modern developments as commemorative elements. Through the selective salvage of identified heritage attributes and other materials, the CHVI of a property can be retained, if in a different context. Salvage acknowledges the heritage attributes in their current context and, where feasible, allows for reuse. Salvage activities typically consist of the





## Heritage Impact Assessment 300-306 Princess Avenue

### 7 Mitigation

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identification and recovery re-useable materials by a reputable salvage company or charity such as Habitat for Humanity, The Timeless Materials Company, or Artefacts Salvage & Design.

**Buffer zones, site plan control, and other planning mechanisms:** As the additions are planned directly adjacent to properties within the HCD, site plan controls will serve to protect adjacent properties from construction activities. This includes stabilization measures and protective barriers for the buildings to indicate where construction activities should be limited. An effective approach typically includes identification of the heritage structures on all demolition and construction plans to provide for sensitive treatment throughout construction activities.

To mitigate this risk, a strategy to carry out a pre-condition survey, vibration monitoring, and post-condition survey is typically employed. These plans are most often developed by a licensed Geotechnical Engineer with heritage experience.

The pre-construction condition survey typically includes screening the adjacent properties to establish the existing conditions and vulnerability of the structure. Following the pre-construction condition survey, acceptable vibration limits for the structure are established prior to construction based on existing conditions, soil conditions, and type of construction vibration. Should the need for monitoring be identified, monitoring the ground-borne vibration levels in peak particle velocity (PPV) while construction activities take place provide for the safeguarding of the structure in line with acceptable limits. The vibration monitoring program may include the installation of vibration monitoring equipment in the building. Where acceptable levels are exceeded, construction activities may need to be paused as directed by the Geotechnical Engineer to determine a less invasive method for construction. This could range from an adjustment in equipment to avoidance of a certain portion of the property given ground conditions. Only after vibration levels have decreased does construction resume. A post-construction condition survey would assist in determining damage associated with construction activities.



## **8 Recommendations**

### **8.1 Design Guidelines**

The proposed additions have materials that are generally sympathetic to the original structures. It is recommended that when colours are selected for the materials, they should be within the same colour palette as trim and decorative features the original structures to create a cohesive appearance, preferably in neutral tones. It is also recommended that the proponent consider adding understated decorative elements to the proposed additions that reflect the original designs, such as a plain wood cornice at the roofline, or cast concrete or stone lintels or windowsills. These features are not intended to replicate the original buildings but provide a cohesive appearance bridging the original and new design.

Conservation guidelines for the repair, rehabilitation, or replacement of heritage attributes on the front and side facades should be followed. These includes:

- Repairing rather than replacing wherever possible
- Replacing original materials in kind if they cannot be repaired
- Documenting the original feature thoroughly prior to replacement to carefully and accurately base replacement items on the originals
- Discouraging replacement of original windows and soffits with vinyl or aluminum clad windows

The proposed addition and alterations will require the approval of a Heritage Alteration Permit (HAP) by City Heritage Planning Staff. Design guidelines, as an addendum to this HIA, can be prepared in advance of the HAP to guide the permit process.

### **8.2 Documentation and Salvage**

Documentation and salvage is an appropriate mitigation measure for the heritage attributes on the north elevations of the original dwellings that will be altered, obscured or removed by construction for the new addition. While documentation and salvage would not lessen the impacts of alteration, it would seek to record the CHVI identified making the building available for future study. Documentation activities have been completed through this HIA.

Materials salvaged from the north façade should be salvaged where feasible, including original bricks, windows, lintels, windowsills, and trim. If feasible, salvaged items could be used within the proposed additions, such as within the new building facades or interior areas. If on-site reuse of salvage items is not feasible, they should be salvaged by a reputable salvage company or charity such as Habitat for Humanity, The Timeless



## Heritage Impact Assessment 300-306 Princess Avenue

### 8 Recommendations

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Materials Company, or Artefacts Salvage & Design for re-use elsewhere. Salvage is to be completed following approval of a HAP from the City.

### 8.3 Vibration Monitoring

In order to prevent negative indirect impacts, the adjacent heritage properties at 308, 320, and 322 Princess Avenue should be isolated from construction-related activities. These controls should be indicated on all construction mapping, flagged in the field onsite, and communicated to construction team leads. Vibration monitoring plans should also include stabilization measures and protective barriers for the adjacent listed properties to indicate where construction activities should be limited, this should include at minimum the installation of temporary fencing around heritage features.

In addition, vibration studies for the Study Area properties and adjacent properties at 308, 320, and 322 should be completed under the direction of a qualified geotechnical engineer or vibration specialist. A recommended approach to vibration assessment is as follows:

- Pre-condition survey should be prepared by a qualified engineer to determine the maximum acceptable vibration levels, or PPV levels and the appropriate buffer distance between construction activities and the adjacent heritage resources.
- Vibration monitoring should be carried out and consist of monitoring the ground-borne vibration levels, in PPV while construction activities take place.
- Post-construction condition survey should be carried out as determined by the Geotechnical Engineer. Post-construction condition survey shall be conducted after completion of construction for comparison purposes.

Vibration monitoring should be conducted in conjunction with the building permit process.



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# Appendices



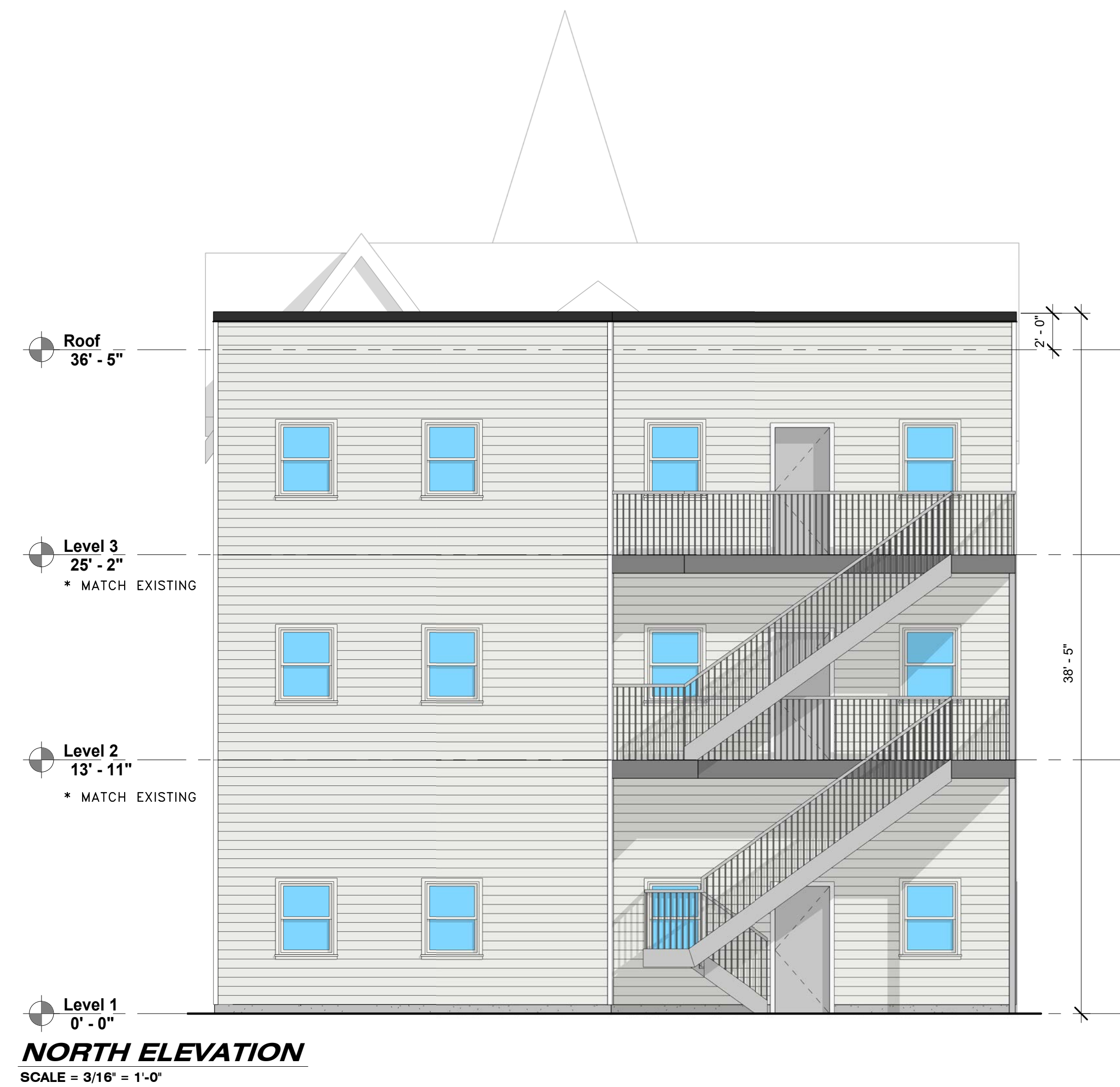
## **Appendix A    Site Plan, Elevations, and Renderings**



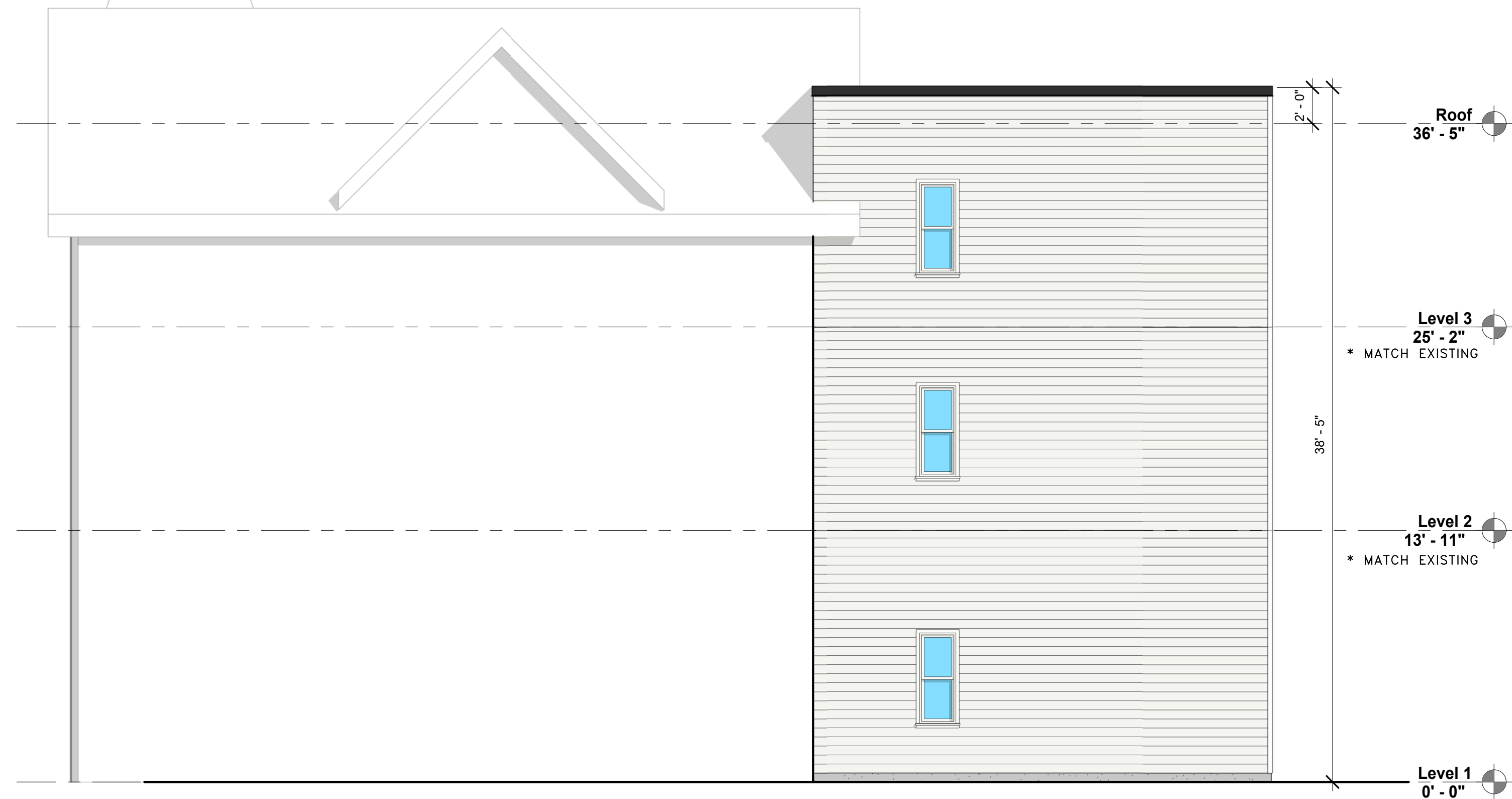


### MATERIAL LEGEND

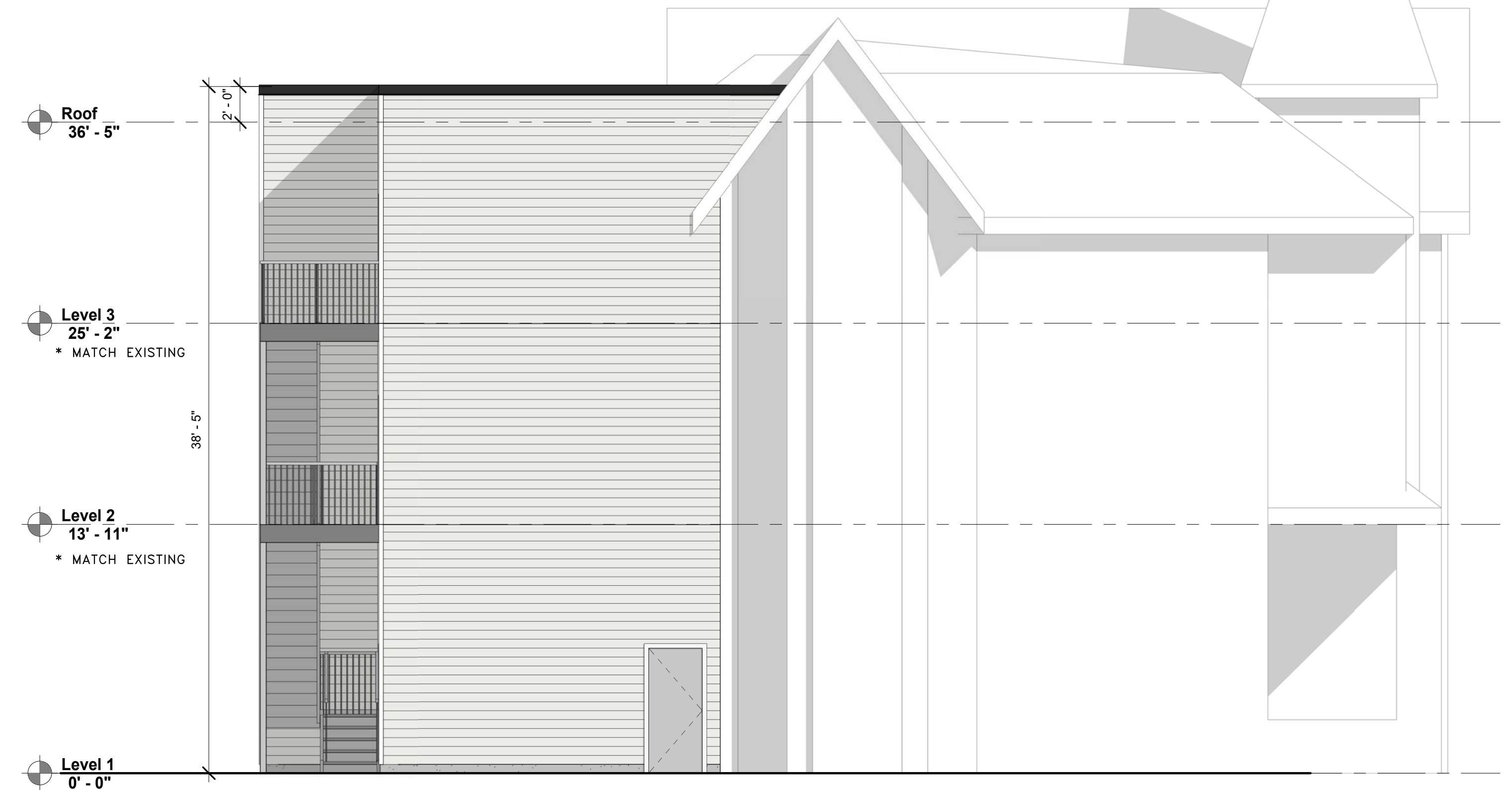
HATCH	DESCRIPTION	COLOUR
	HORIZONTAL COMPOSITE SIDING (HARDIE BOARD OR APPROVED EQUAL)	ARCTIC WHITE
	PRE-FINISHED METAL CAP FLASHING	DARK GREY
	EXTERIOR GLAZED ALUMINUM FRAME SYSTEM	CLEAR
	HOLLOW METAL DOOR	COLOUR & STYLE BY OWNER
	CAST-IN-PLACE CONC. FOUNDATION WALL	GREY



**NORTH ELEVATION**  
SCALE = 3/16" = 1'-0"



**EAST ELEVATION**  
SCALE = 3/16" = 1'-0"



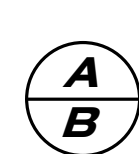
**WEST ELEVATION**  
SCALE = 3/16" = 1'-0"

#### GENERAL NOTES

- IT IS THE RESPONSIBILITY OF THE APPROPRIATE CONTRACTOR TO CHECK AND VERIFY ALL DIMENSIONS ON SITE AND REPORT TO CHECK AND VERIFY ALL DIMENSIONS ON SITE AND REPORT ALL ERRORS AND/OR OMISSIONS TO STRIK BALDINELLI MONIZ LTD.
- ALL CONTRACTORS MUST COMPLY WITH ALL PERTINENT BUILDING CODE REGULATIONS AND BY-LAWS HAVING JURISDICTION.
- THIS DRAWING MUST NOT BE USED FOR CONSTRUCTION UNTIL IT HAS BEEN ISSUED BY STRIK BALDINELLI MONIZ LTD. AND A BUILDING PERMIT HAS BEEN ISSUED.
- CONSTRUCTION TO BE ACCORDING TO BEST COMMON PRACTICE.
- DO NOT SCALE DRAWINGS, WHEN REQUIRED REQUEST WRITTEN VERIFICATION OF DIMENSIONS WITH STRIK BALDINELLI MONIZ LTD.

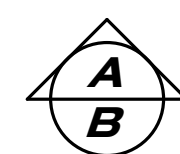
- ALL DRAWINGS & SPECIFICATIONS ARE THE PROPERTY OF STRIK BALDINELLI MONIZ LTD. & MUST BE RETURNED UPON COMPLETION OF THIS PROJECT.
- THIS DRAWING & ALL DETAILS ARE FOR THIS PROJECT ONLY AND SHOULD NOT BE USED FOR ANY OTHER WORK.
- CONTRACTOR IS FULLY RESPONSIBLE FOR MATTERS AFFECTING CONSTRUCTION.
- ANY MATERIAL ALTERNATIONS CARRIED OUT DURING CONSTRUCTION BY THE CONTRACTOR OR ASSOCIATED SUB-CONTRACTOR SHALL BE CONFIRMED WITH THE ENGINEER PRIOR TO INSTALL FAILURE, TO DO SO RESULTS IN FULL CONTRACTOR RESPONSIBILITY FOR SYSTEMS EFFECTED.

#### DETAIL SYMBOL



A - DETAIL NUMBER  
B - LOCATION/DETAIL SHEET

#### ELEVATION SYMBOL



A - ELEVATION NUMBER  
B - LOCATION/DETAIL SHEET

#### CONSULTANT:



#### PROJECT/CLIENT:

**DOMUS DEVELOPMENTS**  
**300 PRINCESS AVE.**  
**LONDON ON. N6B2A6**

#### DRAWING TITLE

**ELEVATIONS**

No.	Date	Issued/Revision	PROJ. NO.	SBM-23-0458	DRAWING NO.
1	2023/06/16	ISSUED FOR ZBA	SCALE	AS NOTED	<b>A101</b>
			DATE	06/15/23	
			DRAWN	JL	
			DESIGNED	ZR/JC	
			CHECKED	ZR/JC	
					REVISION NO. 1

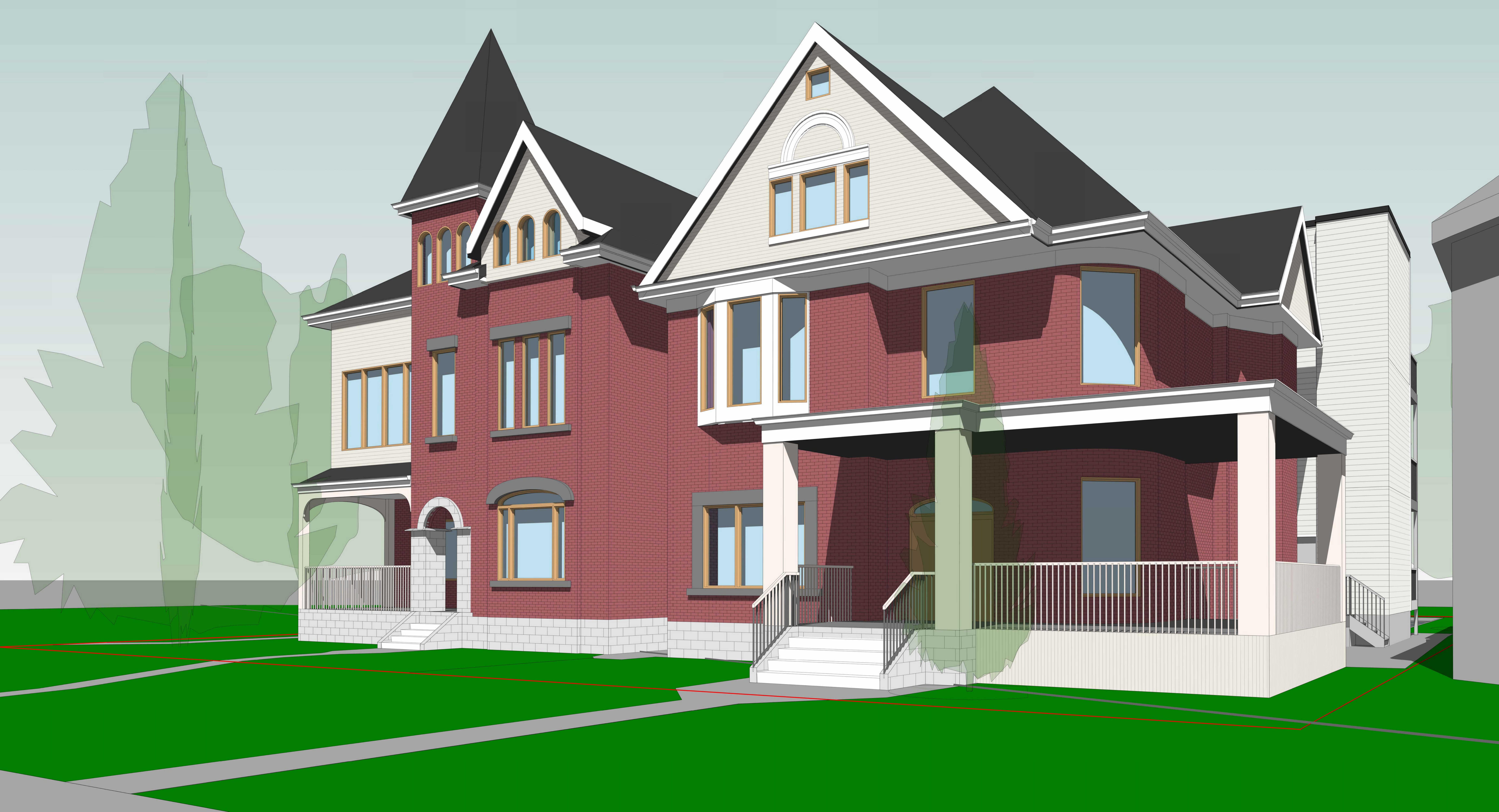




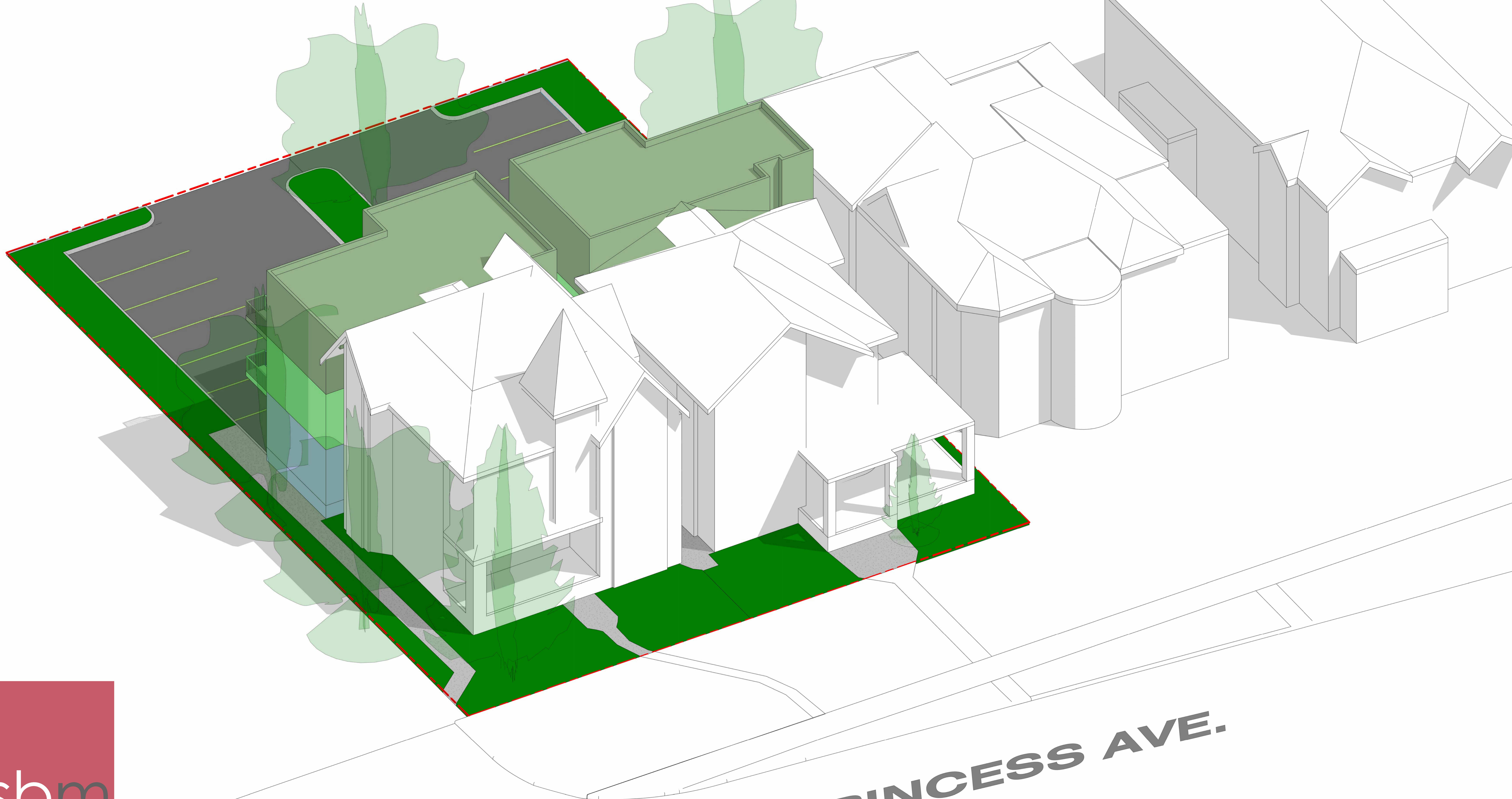








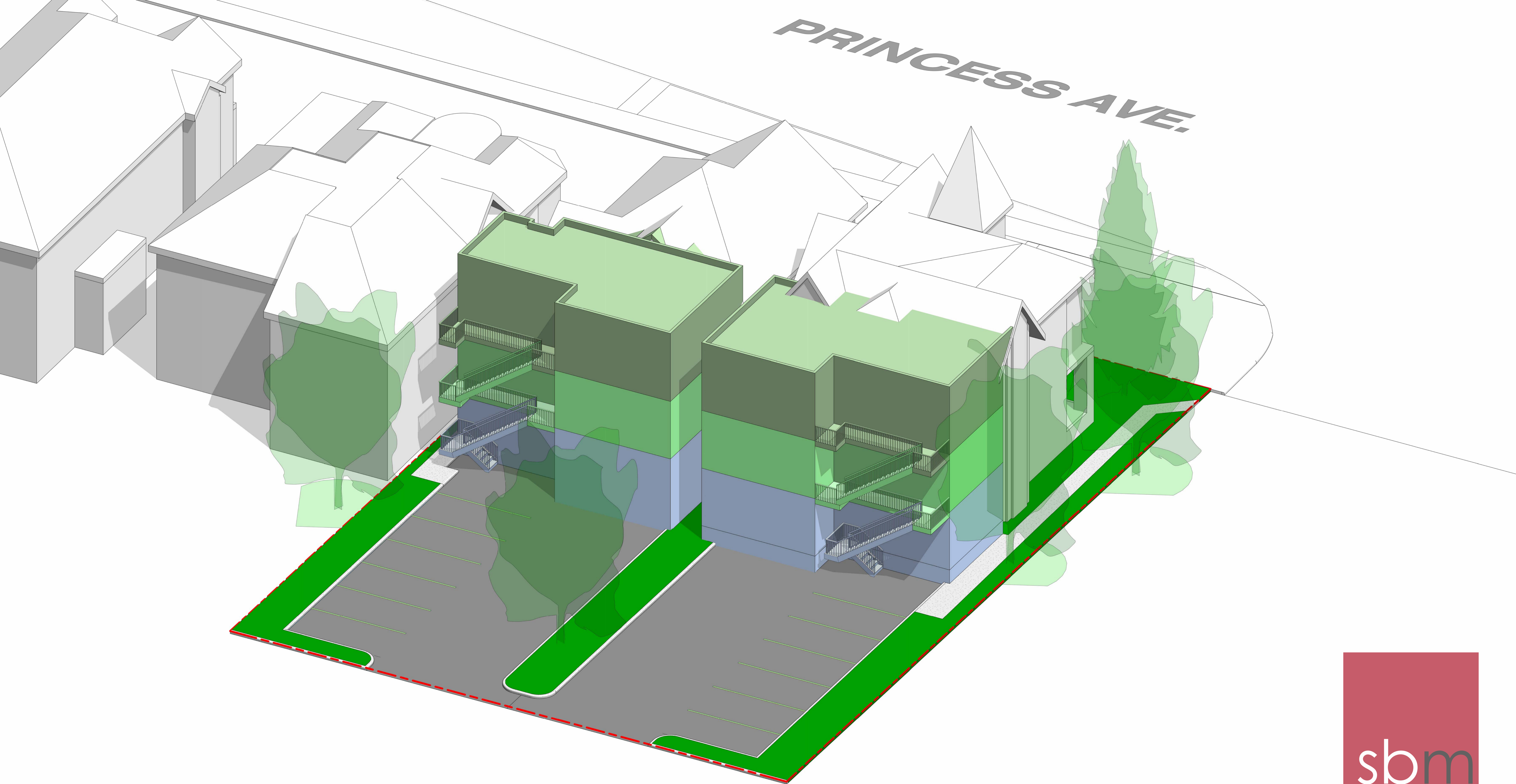




**PRINCESS AVE.**



*PRINCESS AVE.*





**Appendix B    West Woodfield Heritage Conservation  
District Character Statement**



The following heritage character statement summarizes the historical, architectural and contextual reasons why West Woodfield warrants designation as a heritage conservation district.

### **2.3.1 Historic Character**

The Woodfield Heritage Conservation District, almost immediately after it was incorporated into the city in 1840, became an enclave of the city's leading merchants, manufacturers and professionals who would continue to build their houses here until WWI. The area was directly adjacent to the growing core area where the city's factories, freight sheds, wholesale houses, retail stores and offices could be found. Business owners who wished to live as close as possible to the downtown, initially built nearby on King, Dundas, Queens and Dufferin and on the adjacent cross streets.

In more recent times, large parts of this area have been redeveloped and many of the houses converted. Woodfield however retains a large percentage of its homes, built by the city's elite in the same period. The most 'sought after' building lots were those surrounding Victoria Park, once it had been developed in the late 1870s. The park lands were retained following the subdivision of a large reserve bounded by Dufferin, Waterloo, Piccadilly, and Richmond and Clarence that had been used by the British army as a base (1838-1870) and then by the Western Fair and the local militia.

Most of the surviving structures date from the 1880-1914 period when London, like other eastern cities, experienced a boom. Most Londoners (especially the manufacturers and wholesalers) prospered in this period. Many moved to the area, retaining architects to design their new homes. A large number of the existing dwellings are the work of Robinson, Durand, and Moore, the city's leading architectural firm in this period. Several excellent and well-preserved examples of every major style can be found in the district.

A series of smaller scale homes, many with original stained glass wooden decorative work and porches, can be found north of Princess and east of Colborne. Also built during this period, they were first occupied by clerks, skilled labourers and travelers, many of whom worked for their nearby neighbours. Finally, a number of significant, early apartment buildings, most of which blend in with the residential structures, can be found throughout the district.

West Woodfield also contains the founding churches of several dominations. Available land and the proximity of their parishioners brought many of the leading churches of the day to Woodfield such as Metropolitan United and First St. Andrew's Presbyterian. At least four schools including the city's first high school, now Central Secondary, were built in the neighbourhood. Institutional offices and meeting space have been responsible for many conversions in the district from as early as 1905. Several later structures including the original Queens Avenue Central Library (1939), the Masonic



Temple (1964) and City Hall (1971), have caused some loss of building fabric but in turn, have become important elements in the present neighbourhood often serving as landmarks. The district presents a well-preserved residential neighbourhood that reflects an era when London moved to the national stage in terms of its manufacturing and wholesaling presence. The success enjoyed by both the owners and the employees of the enterprises that flourished in this period can be seen today in Woodfield's homes, churches and schools.

### **2.3.2 Architectural Character**

The West Woodfield neighbourhood is one of London's older neighbourhoods and retains a large number of original buildings that are well crafted and maintained and located prominently near the centre of the City. Architectural styles and influences are consistent with the more popular styles of the period in which they were constructed, including Queen Anne, Edwardian and Italianate styles. Of particular note in the neighbourhood are a substantial number of dwellings that are "storey-and-a-half" Queen Anne gable-front houses, some in concentrated groupings.

Many of the original houses were clearly built as luxury accommodation for the business and social elite of the city, constructed with large proportions and the finest materials and workmanship available, and now recording features of an era and lifestyle that cannot be replicated. In many other cities of North America, these resources have become white elephants in the deteriorated core of the city, but in London, they have mostly been retained with care and pride.

Throughout the neighbourhood, there is a visual consistency to the architecture, delivered through the repetition of such features as front porches including some very fine two storey examples, decorative gables, projecting bays, and recurring window forms and details. In addition to the residential building stock, there are a number of other prominent and well-preserved public buildings including four churches, the city's former public library, the band shell in Victoria Park and the City Hall. While the majority of the neighbourhood was constructed for, and remains as residential, conversions to commercial and office uses have occurred but with mostly positive impact on the quality of the streetscape. Despite some redevelopment and associated loss of original structures, overall the West Woodfield Neighbourhood presents a high quality cross-section of architecture from the late 19th and early 20th century with many buildings associated with key business and community leaders of the time.

### **2.3.3 Streetscape Heritage Character**

With shady tree-lined streets, and picturesque Victoria Park at its core, Woodfield is the heart of historic London. The stately trees of the neighbourhood impart a sense of history to the neighbourhood, the passage of time evident on their thick trunks and over-arching limbs. Their embracing canopy, along with the more intimate scale of many of the streets and lanes within the district create streetscapes that are remarkable.



The streets and lanes of Woodfield reflect more traditional patterns of movement and development, and although the neighbourhood has seen much change over the years, the character of the streetscape endures.

The very virtues of the neighbourhood's trees, the grandness of their size and age, make them a vulnerable element of the district's landscape. In order for the character of the streetscape to truly persist, a comprehensive tree replacement program should be implemented to ensure the lush canopy of West Woodfield remains one of the districts natural gems.

