

## 8.0 IMPACT OF DEVELOPMENT ON HERITAGE ATTRIBUTES

The MHSTCI's *Info Sheet #5 Heritage Impact Assessments and Conservation Plans* outlines seven potential negative impacts to be considered with any proposed development or site alteration. The impacts include:

1. **Destruction** of any part of any significant heritage attribute or features;
2. **Alteration** that is not sympathetic or is incompatible, with the historic fabric and appearance;
3. **Shadows** created that alter the appearance of a heritage attribute or change the viability of a natural feature or planting, such as a garden;
4. **Isolation** of a heritage attribute from its surrounding environment, context, or a significant relationship;
5. **Direct or indirect obstruction** of significant views or vistas within, from, or built and natural features;
6. **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; and
7. **Land disturbances** such as a change in grade that alters soils, drainage patterns that adversely affect an archaeological resource.

In general, obstruction of views was considered as it relates to the support columns and general views of the façade from Ontario and Weber Streets. It should be noted that no significant views or vistas were identified as heritage attributes and the assessment of direct or indirect obstruction of views considered whether the proposed design generally obstructs views of heritage attributes.

Although the columns will be visible along the front and south elevation, they are required to support the tower above. Earlier iterations of the design contemplated cantilevering the tower above the building and these were determined not to be feasible as design progressed. As demonstrated in Figure 69 through Figure 73, the façade will remain visible from Weber Street when approaching from the east and the new building will not fully or significantly obstruct heritage attributes and the overall form of the brick façade will remain legible.

### 8.1 Potential Impacts to 149-151 Ontario Street North

Table 6: Impact assessment of the heritage attributes of 149-151 Ontario Street North

Heritage Attributes	Potential Impact	Type of Impact	Discussion
Buff brick construction	Portions	Destruction	<p>The development proposal seeks to incorporate the front (west) façade and south elevation. The rear addition, and the east and north elevations will be removed.</p> <p>A Masonry Evaluation was prepared to inform the Heritage Conservation Plan for the protecting and shoring of the buff brick construction.</p>

Heritage Attributes	Potential Impact	Type of Impact	Discussion
Symmetrical plan with two bay windows	No	N/A	<p>The development proposal seeks to integrate the west and south elevation of the building. With appropriate mitigation measures in place to ensure conservation of the façade, the symmetrical plan and two bay windows are not expected to be adversely affected by the development (see Figure 71 and Figure 72).</p> <p>The replacement of the existing wooden porch with a new concrete porch is not anticipated to result in an adverse impact as the porch -itself – is not a heritage attribute; however, it is recommended that the selection of concrete and design of any attachments be informed by a qualified heritage professional. The design of the steps and any railings should be informed by the existing façade and its materials. The new porch should be compatible with and subordinate to the existing façade.</p> <p>Replacement of the roof of each bay window with a new metal roof is not anticipated to result in an adverse impact, if carefully planned, given that the slope and pitch will be retained. Selection of the roofing colour should be complimentary to the windows and doors on the façade.</p>
Side gable roof and overhanging eaves	Yes	Destruction	<p>The development proposal seeks to remove the roof.</p> <p>The April 2022 fire resulted in significant damage to the roof requiring replacement of significant portions.</p> <p>The proposed new glazed roof will retain the same pitch and slope of the current roof. The overhang of the new</p>

Heritage Attributes	Potential Impact	Type of Impact	Discussion
			<p>roof will exceed the existing overhang; however, with the use of glazing is not anticipated to result in an adverse impact with respect to shadows or obstruction of views of related heritage attributes.</p>
Wood brackets	No	N/A	<p>Through careful design of the new glazed roof and appropriate mitigation measures during construction, the existing wooden brackets can be retained and will be visible (Figure 68). The Heritage Conservation Plan addresses the careful removal, repair and re-installment of the brackets.</p>
Brick quoining	Portions	Destruction	<p>The development proposal seeks to integrate the west elevation of the building.</p> <p>The proposed development will integrate the west and south elevation and the quoins located at the northwest and southwest corners of the structure and be integrated into the 27-storey apartment building.</p> <p>The remaining quoins will be removed resulting in the partial loss of this attribute.</p>
Segmentally arched window openings	Portions	Destruction	<p>The development proposal seeks to integrate the west and south elevations of the building.</p> <p>Window openings on the north and rear elevations will be removed.</p> <p>Alteration of one of the south elevation windows to accommodate the mail room door, will alter the base of this opening, but will not affect the segmental arch or the header.</p> <p>Adverse impacts of this alteration can be minimized if carefully implemented with appropriate conservation measures.</p>

Heritage Attributes	Potential Impact	Type of Impact	Discussion
Brick voussoirs with drip mould	Portions	Destruction and alteration	<p>The development proposal seeks to integrate the west and south elevations of the building.</p> <p>Voussoirs on the north and rear elevations will be removed.</p> <p>Alteration of one of the south elevation windows to accommodate the mail room door, will alter the base of this opening, but will not affect the segmental arch or the header.</p> <p>Adverse impacts of this alteration can be minimized if carefully implemented with appropriate conservation measures.</p>
Front door openings with transoms	Potential	Alteration	<p>The development proposal seeks to integrate the west elevation of the building.</p> <p>The two door openings on the west elevation will be retained, but are not anticipated to function as regular entrances.</p> <p>The doors will be removed and replicated with non-combustible materials.</p>
Brick chimney	Portions	Destruction	<p>The development proposal seeks to integrate the south elevation, including the brick chimney. The chimney on the north elevation will be removed.</p> <p>Through careful detailed design and with the implementation of appropriate conservation/stabilization measures, this heritage attribute will be conserved on the south elevation.</p>

## 8.2 Adjacent Heritage Properties

As discussed in Section 5.7, the proposed development is adjacent to:

- 141 Ontario Street North/30 Duke Street, a *listed* property under Part IV, Section 27 of the *OHA*.