

## Report to Community Advisory Committee on Planning

**To:** Chair and Members  
Community Advisory Committee on Planning

**From:** Kyle Gonyou, RPP, MCIP, CACP  
Manager, Heritage and Urban Design

**Subject:** Demolition Request for Heritage Listed Property at 7056 Pack Road, Ward 9

**Date:** Wednesday, October 11, 2023

## Recommendation

Approval of the demolition request for the heritage listed property at 7056 Pack Road is being recommended in response to a written request for demolition received by the City. Removal of the property from the *Register of Cultural Heritage Resources* is recommended.

## Executive Summary

The property at 7056 Pack Road is listed on the City of London's *Register of Cultural Heritage Resources*. A demolition request has been received for the property, which triggers a formal review process pursuant to the requirements of the *Ontario Heritage Act* and the Council Policy Manual. A Cultural Heritage Evaluation Report (CHER) was submitted with this request and determined that the property does not meet the criteria of *Ontario Regulation 9/06* and does not merit designation pursuant to the *Ontario Heritage Act*. Staff agree with the conclusions and recommendations of the CHER. Staff recommend that Municipal Council remove the property from the *Register of Cultural Heritage Resources* and allow the demolition to proceed.

## Analysis

### 1.0 Background Information

#### 1.1 Property Location

The property at 7056 Pack Road is located on the north side of Pack Road, just west of Colonel Talbot Road, at the intersection of Pack Road and Colonel Talbot Road (Appendix A). The property is located in the former Westminster Township that was annexed by the City of London in 1993.

#### 1.2 Cultural Heritage Status

The property at 7056 Pack Road is a heritage listed property. The property was first listed in 1993 as being of potential cultural heritage value or interest and appeared in the City's *Inventory of Heritage Resources* (1998) which added properties as part of the City's annexation of this area. The *Inventory of Heritage Resources* was adopted in 2007 as the Register pursuant to Section 27, *Ontario Heritage Act*.

#### 1.3 Description

The property at 7056 Pack Road is agricultural in character and is approximately 5.7 acres (2.3 hectares) in size (Appendix A). There are two entrances to the property from Pack Road. The primary driveway leads up to a looped drive on the west side of the house on the property, where an added garage is accessed; the secondary driveway is to the east of the house, downside of a small embankment. The house on the property is positioned along the western edge of the property. There is a metal shed located at the east side of the house. The remainder of the property is agricultural fields that are fallow.

The house at 7056 Pack Road consists of a 1 ½ storey, vernacular farmhouse, with an L-shaped plan, constructed with buff brick and stone foundation. The construction of house is estimated to be circa 1878 and exhibits influences of the Gothic Revival style.

The footprint of the farmhouse consists of two portions forming the L-shaped plan; the main portion to the east measures approximately 7m x 10.6m (23ft x 35ft); the “wing” portion extending to the west measures approximately 6.7m x 7.3m (22ft x 24ft). [See Appendix C, p5, Figure 4 – Footprint Sketch]. A more recent addition including a garage has been constructed on the north side of the house. As well, a small semi-enclosed entrance area extends across the east elevation. These additions obscure some of the exterior features of the north and east elevations at the first-floor level.

The east elevation of the main portion of house is symmetrical and features three bays with a centre doorway opening with a small gable positioned above and a large arched window opening below the gable. The arched opening contains a double row of brick voussoirs. The south elevation of the main portion of the house faces Pack Road and features a prominent bay window. The treatment of the “wing” portion of the south elevation is similar to the east elevation, being symmetrical and featuring three bays with a centre doorway opening with a small gable positioned above. A smaller arched window opening is located below the gable, and once again, the arched opening contains a double row of brick voussoirs. The west elevation features the gabled end of “wing” portion of the house. What is visible of the north elevation of the main portion of the house features the gabled end of the roof and is symmetrically composed. The garage addition obscures the “wing” portion of the north elevation. Most all window openings throughout consist of shallow-arch openings with brick voussoirs and windows have been replaced with vinyl windows.

From images supplied by the property owner, the basement appears to be at least partially excavated with walls constructed of fieldstone.

The interior layout of the house has been altered due to its more recent conversion from its original single-family use into two separate rental units (Bright Past, p14).

#### **1.4 Property History**

The Euro-Canadian history of the property at 7056 Pack Road begins with land records for Lot 76, West Talbot Road, in the former Westminster Township. In 1821, a Crown patent was granted to John Van Emery for an 80.9-hectare (200-acre) piece of land comprising Lot 76, West Talbot Road (on the west side of what is now known as Colonel Talbot Road). The property was then sold to Jacob Peer in 1822. In 1831 and 1835, Jacob Peer sold two parcels from Lot 76, totaling 31 acres, to Jesse Cornell. Jesse Cornell Sr. (1796-1881) was an early pioneer in Westminster Township. The history, origins, and early presence of the Cornell family in Westminster Township have been written about in *Delaware and Westminster Townships* (2006). The house at 7056 Pack Road was most likely built by Jesse Harmon Cornell, Jesse Cornell’s son, and can be seen on the Map of the Township of Westminster in the 1878 *Illustrated Historical Atlas of the County of Middlesex, Ont.*; the location of the house on the map is consistent with the approximate location of the current house on the property (Bright Past, p41). Subsequent owners of the property at 7056 Pack Road also include James Herbert Cornell and Forra Delous Cornell, the grandson and great-grandson of Jesse Cornell Sr.

Through connections to Jesse Cornell Sr., the property at 7056 Pack Road has associations with the Cornell family who were significant to the early settlement in Westminster Township. The Cornell family is also historically associated with the nearby heritage listed property at 3087 Colonel Talbot Road. For further details on the history of the property and Cornell family, please see Appendix C.

## **2.0 Discussion and Considerations**

### **2.1 Legislative and Policy Framework**

Cultural heritage resources are to be conserved and impacts assessed as per the fundamental policies of the *Provincial Policy Statement* (2020), the *Ontario Heritage Act*, and *The London Plan*.

### **2.1.1 Provincial Policy Statement**

Heritage Conservation is a matter of provincial interest (Section 2.d, *Planning Act*). The *Provincial Policy Statement (2020)* promotes the wise use and management of cultural heritage resources and directs that “significant built heritage resources and significant cultural heritage landscapes shall be conserved” (Policy 2.6.1, *Provincial Policy Statement 2020*).

“Significant” is defined in the *Provincial Policy Statement (2020)* as, “resources that have been determined to have cultural heritage value or interest.” Further, “processes and criteria for determining cultural heritage value or interest are established by the Province under the authority of the *Ontario Heritage Act*.”

Additionally, “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.”

### **2.1.2 Ontario Heritage Act**

Section 27, *Ontario Heritage Act* requires that a register kept by the clerk shall list all property that have been designated under the *Ontario Heritage Act*. Section 27(1.2), *Ontario Heritage Act* also enables Municipal Council to add property that have not been designated, but that Municipal Council “believes to be of cultural heritage value or interest” on the Register.

The only cultural heritage protection afforded to heritage listed property is a 60-day delay in the issuance of a demolition permit. During this time, Council Policy directs that the Community Advisory Committee on Planning (CACP) is consulted, and a public participation meeting is held at the Planning & Environment Committee. A Cultural Heritage Evaluation Report (CHER) or Heritage Impact Assessment (HIA) is required for a demolition request for a building or structure on a heritage listed property.

Section 29, *Ontario Heritage Act* enables municipalities to designate property to be of cultural heritage value or interest. Section 29, *Ontario Heritage Act* also establishes consultation, notification, and process requirements, as well as a process to appeal the designation of a property. Objections to a Notice of Intention to Designate are referred back to Municipal Council. Appeals to the passing of a by-law to designate a property pursuant to the *Ontario Heritage Act* are referred to the Ontario Land Tribunal (OLT).

#### **2.1.2.1 Criteria for Determining Cultural Heritage Value or Interest**

*Ontario Regulation 9/06*, as amended by *Ontario Regulation 569/22*, establishes criteria for determining the cultural heritage value or interest of individual property. These criteria are consistent with Policy 573\_ of *The London Plan*. These criteria are:

1. The property has design or physical value because it is a rare, unique, representative or early example of a style, type, expression, material or construction method.
2. The property has design or physical value because it displays a high degree of craftsmanship or artistic merit.
3. The property has design or physical value because it demonstrates a high degree of technical or scientific achievement.
4. The property has historical value because it has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community.
5. The property has historical or associative value because it yields, or has the potential to yield, information that contributes to an understanding of a community or culture.
6. The property has historical or associative value because it demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.
7. The property has contextual value because it is important in defining, maintaining or supporting the character of an area.
8. The property has contextual value because it is physically, functionally, visually or historically linked to its surroundings.
9. The property has contextual value because it is a landmark.

A property is required to meet two or more of the abovementioned criteria to merit

protection under Section 29 of the *Ontario Heritage Act*.

### **2.1.3 The London Plan**

The Cultural Heritage chapter of *The London Plan* recognizes that our cultural heritage resources define our city's unique identity and contribute to its continuing prosperity. It notes, "The quality and diversity of these resources are important in distinguishing London from other cities and make London a place that is more attractive for people to visit, live or invest in." Policies 572\_ and 573\_ of The London Plan enable the designation of individual property under Part IV of the *Ontario Heritage Act*, as well as the criteria by which individual property will be evaluated.

### **2.1.4 Register of Cultural Heritage Resources**

Municipal Council may include property on the *Register of Cultural Heritage Resources* that it "believes to be of cultural heritage value or interest." The property is not designated but is considered to have potential cultural heritage value or interest.

The Register of Cultural Heritage Resources states that further research is required to determine the cultural heritage value or interest of heritage listed property. If a property is evaluated and found to not meet the criteria for designation, it should be removed from the Register of Cultural Heritage Resources.

The property at 7056 Pack Road is included on the Register of Cultural Heritage Resources as a heritage listed property.

## **3.0 Financial Impact/Considerations**

None

## **4.0 Key Issues and Considerations**

### **4.1. Demolition Request**

Written notice of intent to demolish the built resource at 7056 Pack Road, along with a Cultural Heritage Evaluation Report (CHER, Bright Past, August 2023), was received as a complete application by the City on September 18, 2023 (Appendix C).

Municipal Council must respond to a notice of intention to demolish a building or structure on a heritage-listed property within 60 days, or the request is deemed permitted. During this 60-day period, the Community Advisory Committee on Planning (CACP) is consulted, and pursuant to Council Policy, a public participation meeting is held at the Planning and Environment Committee (PEC).

The 60-day period for the demolition request for the property at 7056 Pack Road expires on November 17, 2023.

Staff undertook site visits of the property on June 28, 2023, and September 26, 2023. Only the exterior of the built resource and grounds of the property were viewed.

### **4.2. Evaluation**

A CHER was submitted as part of the demolition request for the heritage listed property at 7056 Pack Road. The CHER included historical research, site photographs, description, an evaluation of the property according to Ontario Regulation 9/06 (Criteria for Determining Cultural Heritage Value or Interest), as well as recommendations from the heritage consultant.

The evaluation of the property determined that it met one of the nine criteria (Table 1).

Table 1: Summary of evaluation of the property at 7056 Pack Road.

Criteria	Evaluation
1. The property has design value or physical value because it is a rare, unique, representative or early example of a style, type, expression, material or construction method.	No
2. The property has design value or physical value because it displays a high degree of craftsmanship or artistic merit.	No
3. The property has design value or physical value because it demonstrates a high degree of technical or scientific achievement.	No
4. The property has historical value or associative value because it has direct association with a theme, event, belief, person, activity, organization or institution that is significant to a community.	Yes
5. The property has historical value or associative value because it yields, or has the potential to yield, information that contributes to an understanding of a community or culture.	No
6. The property has historical value or associative value because it demonstrates or reflects the work or ideas of an architect, artist, builder, designer, or theorist who is significant to a community.	No
7. The property has contextual value because it is important in defining, maintaining or supporting the character of an area.	No
8. The property has contextual value because it is physically, functionally, visually or historically linked to its surroundings.	No
9. The property has contextual value because it is a landmark.	No

For the full evaluation, please see Appendix C.

Regarding criterion 4, the CHER found,

*The property has associative value because it has direct association with the Cornell family who were early settlers in the area, and significant to the community for their settlement, family, and related activities. Therefore, the property does meet this criterion.*

A property must meet two or more criteria of Ontario Regulation 9/06 to be eligible for designation under the *Ontario Heritage Act*. The evaluation of the property at 7056 Pack Road found that it only met one of the criteria. The CHER does not recommend designation of the property at 7056 Pack Road under the *Ontario Heritage Act*.

Regarding the historical/associative value of the Cornell family, as noted by the CHER, the legacy or early settlement of the Cornell family may be better represented by other properties, such as the nearby heritage listed property at 3087 Colonel Talbot Road (which was the location of Jesse Cornell's original patent).

Staff have reviewed and agree with the conclusions and recommendations of the CHER that the property at 7056 Pack Road does not meet the minimum criteria for designation. As a result, designation of the property under the *Ontario Heritage Act* is not recommended.

#### 4.3 Consultation

Per Council Policy for the demolition of buildings or structures on heritage listed properties, notification of the demolition request was sent to property owners within 120m of the subject property, as well as community groups and interested parties

including the Architectural Conservancy Ontario – London Region Branch, the London & Middlesex Historical Society, and the Urban League of London. Notice was also published in *The Londoner*.

In accordance with Section 27(4) and Section 27(9), *Ontario Heritage Act*, consultation with the Community Advisory Committee on Planning (CACCP, the City's municipal heritage committee) is required.

## Conclusion

A request to demolish the heritage listed property at 7056 Pack Road was received by the City. A Cultural Heritage Evaluation Report (Bright Past, 2023) was submitted with this request and determined that the property does not meet the criteria of *Ontario Regulation 9/06* and does not merit designation pursuant to the *Ontario Heritage Act*. Staff agree with the conclusions and recommendations of the CHER. Staff recommend that Municipal Council remove the property from the *Register of Cultural Heritage Resources* and allow the demolition to proceed.

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### Appendices

Appendix A Property Location  
Appendix B Images  
Appendix C Cultural Heritage Evaluation Report (August 2023)

### Sources

Bright Past Heritage Consulting Inc. (2023, August, updated). Cultural Heritage Evaluation Report – 7056 Pack Road, City of London.

Corporation of the City of London. n.d. City of London Strategic Plan 2023-2027. London, ON.

Corporation of the City of London. n.d. Property Files: 7056 Pack Road.

Corporation of the City of London. (2016, consolidated 2022, May 25). *The London Plan*. London, ON.

Corporation of the City of London. (2022, December 9). *Register of Cultural Heritage Resources*. London, ON.

Grainger, J. (2006). *Delaware and Westminster Townships Volume Two: Together in History*. Ontario: Westminster Historical Society.

\_\_\_\_\_. Map of the Township of Westminster. *Illustrated Historical Atlas of the County of Middlesex, Ontario*. Toronto: H.R. Page & Co., 1878. Retrieved September 29, 2023.

<https://digital.library.mcgill.ca/countyatlas/Images/Maps/TownshipMaps/mid-m-westminster.jpg>

London Advisory Committee on Heritage and the Department of Planning and Development (1998). *Inventory of Heritage Resources*. London, ON: Corporation of the City of London.

London Advisory Committee on Heritage and the Department of Planning and Development (2006). *Inventory of Heritage Resources*. London, ON: Corporation of the City of London.

Ministry of Municipal Affairs and Housing. (2020). *Provincial Policy Statement, 2020*. Ontario: Queen's Printer for Ontario.

*Ontario Heritage Act*, (last amendment 2022, c. 21, Sched. 6.). Retrieved from e-Laws website <https://www.ontario.ca/laws/statute/90o18>

# Appendix A – Property Location

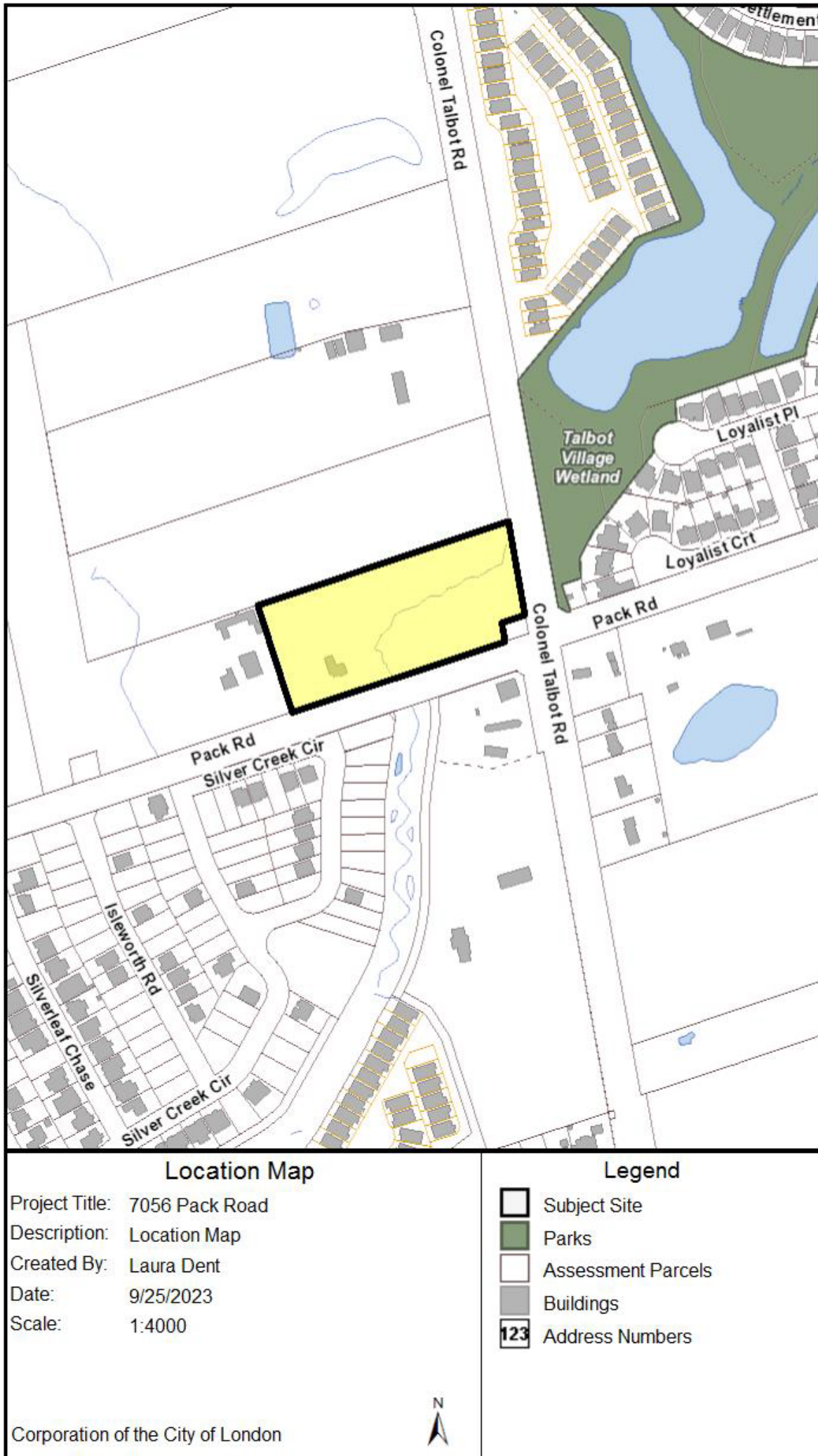


Figure 1: Property Location Map showing the location of the subject property at 7056 Pack Road.

# Corporate City Map



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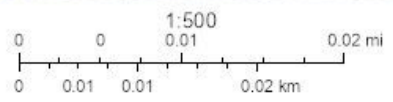


Figure 2: Property Map showing an aerial view of the building on the subject property at 7056 Pack Road.



## Appendix B – Images



*Image 1: Photograph of house, west and south facing elevations (L. Dent, September 26, 2023).*



*Image 2: Photograph of west facing elevation of house with addition (L. Dent, September 26, 2023).*



*Image 3: Photograph of north facing elevation of house with projecting addition (L. Dent, September 26, 2023).*



*Image 4: Photograph of north facing elevation of house, close-up without projecting addition-see small addition facing east (L. Dent, September 26, 2023).*



*Image 5: Photograph of east facing elevation of house with peaked gable over entrance (L. Dent, September 26, 2023).*



*Image 6: Photograph of south facing elevation, gabled end of house with bay window (L. Dent, September 26, 2023).*



*Image 7: Photograph of south facing elevation at the intersection of wing with peaked gable over entrance and gabled end with bay window (L. Dent, September 26, 2023).*



*Image 8: Photograph of south facing peaked gable with double row of voussoirs over window (L. Dent, September 26, 2023)*

## **Appendix C – Cultural Heritage Evaluation Report (CHER)**

Bright Past Heritage Consulting Inc. (2023, August, updated). Cultural Heritage Evaluation Report – 7056 Pack Road, City of London.

*attached separately.*