

## Report to Community Advisory Committee on Planning

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

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

**Subject:** Demolition Request for the Heritage Listed Properties at 16 Wellington Road & 26-28-30 Wellington Road, Ward 1

**Date:** January 10, 2024

## Recommendation

Approval of the demolition request for the heritage listed properties at 16 Wellington Road and 26-28-30 Wellington Road is being recommended, in response to a request for demolition received by the City.

It being noted that commemorative measures will be implemented during the BRT Wellington Gateway construction project in recognition of the significant cultural heritage value of the abovementioned properties.

## Executive Summary

As part of the Transit Project Assessment Process (TPAP) for the London Bus Rapid Transit (BRT) project, the properties located at 16 Wellington Road and 26-28-30 Wellington Road were identified in the Cultural Heritage Screening Report (CHSR) as being directly impacted heritage listed properties. Further, as part of the TPAP, a Cultural Heritage Evaluation Report (CHER) was completed for the property at 16 Wellington Road, which determined that the property meets three of the nine criteria for heritage designation. A CHER was completed for a group of 35 properties along Wellington Road, including the properties at 26-28-30 Wellington Road, which determined that each of the properties each meet two of the nine criteria for heritage designation.

The Wellington Gateway construction project will have direct impacts to these properties. The impacts are unavoidable. Heritage Impact Assessments (HIAs) were prepared for these properties, recommending mitigation measures for the adverse impacts to these significant cultural heritage resources. The properties have been documented and recommendations to commemorate their cultural heritage value have been incorporated into the Detailed Design plans and will be implemented during the Wellington Gateway construction project.

Removing the properties from the Register of Cultural Heritage Resources will allow the buildings to be demolished in anticipation of the Wellington Gateway construction project.

## Analysis

### 1.0 Background Information

#### 1.1 Property Location

The subject property at 16 Wellington Road is located prominently on the northeast corner of the intersection of Wellington Road and Grand Avenue (Appendix B).

The subject properties at 26-28-30 Wellington Road are located on the east side of Wellington Road, between Grand Avenue and Watson Street (Appendix B).

#### 1.2 Cultural Heritage Status

The properties at 16 Wellington Road and 26-28-30 Wellington Road are heritage listed properties.

The property at 16 Wellington Road was first included on the *Inventory of Heritage Resources* in 1998. The *Inventory of Heritage Resources* was adopted as the Register, pursuant to Section 27, *Ontario Heritage Act*, on March 26, 2007.

The properties at 26-28-30 Wellington Road were added to the Register of Cultural Heritage Resources by Municipal Council Resolution on March 27, 2018.

### **1.3 Description**

#### **1.3.1 16 Wellington Road**

The subject property at 16 Wellington Road contains a one-storey Art Moderne style building with a smooth white stucco exterior surface (Appendix B, Images 1-3). The building is prominently placed on the northeast corner of Wellington Road and Grand Avenue, and features a flat roof, curved corner main entrance, and large rectangular-shaped glass block windows. The cornice and small overhang above the main entrance are clad in black metal. The building at 16 Wellington Road is set back from the property lines. Its frontage along Grand Avenue consists mainly of hardscape used for parking.

#### **1.3.2 26-28-30 Wellington Road**

The group of three buildings located on the subject properties at 26-28-30 Wellington Road are matching one-and-a-half-storey houses with side hall plans and steeply pitched gable roofs (Appendix B, Image 7). The houses are representative examples of the Queen Anne Revival style and are all primarily constructed of concrete block, a relatively new building material at the time of their construction, circa 1906. The building at 26 Wellington Road has seen alterations to the upper gable cladding (Appendix B, Image 4) and all three of the buildings have seen alterations to various windows. Despite these alterations, the overall massing and distinctive Queen Anne Revival styling remains reasonably consistent throughout the buildings on these three properties (Appendix B, Images 4-7).

### **1.4 History**

For a detailed property history, please refer to the Cultural Heritage Evaluation Reports (CHERs) for the properties located at 16 Wellington Road and 26-28-30 Wellington Road, included in the Selected Sources section of this report.

#### **1.4.1 16 Wellington Road**

The building on the property at 16 Wellington Road was built in 1946 by Robert Dobbyn. The building originally served as the office and printing plant for the Art Novelty Company, which specialized in the production of advertising and promotional products. The property was leased to Dobbyn Creative Printing Limited in 1973, and later sold to subsequent owners of Dobbyn Creative Printing Limited in 1977 and subsequently. The building continued to be used as a printing facility until as recently as 2010. The property was sold in 2015 and then sold again in 2023 to the City of London.

#### **1.4.2 26-28-30 Wellington Road**

The buildings located at 26-28-30 Wellington Road are situated on Lot 19, Registered Plan 11(4<sup>th</sup>). The lot was purchased by Joseph Nicholson in September of 1905 and subsequently subdivided into the three lots currently extant. In 1906, Nicholson constructed three matching houses, one on each of the three new lots.

In 1906, after the houses on each lot were constructed, Joseph Nicholson sold the properties. The property at 26 Wellington Road was sold to James A. Mapletoft for \$1,750. The property at 28 Wellington Road was sold to Alfred Woodfine for \$1,900. And the property at 30 Wellington Road was sold to Benjamin Askey for \$1,700. Each property passed through several owners in the following years and are now all owned by the City of London.

## 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 properties that have been designated under the *Ontario Heritage Act*. Section 27(1.2), *Ontario Heritage Act* also enables Municipal Council to add properties 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 properties 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) 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 properties 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 properties. 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 properties under Part IV of the *Ontario Heritage Act*, as well as the criteria by which individual properties will be evaluated.

In addition, there are policies directing mitigation approaches for projects with direct impacts to cultural heritage resources.

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

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

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

Municipal Council may include properties on the Register of Cultural Heritage Resources that it "believes to be of cultural heritage value or interest." These properties are not designated but are 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 properties. 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 properties at 16 Wellington Road and 26-28-30 Wellington Road are included on the Register of Cultural Heritage Resources as listed properties.

## **3.0 Financial Impact/Considerations**

None

## **4.0 Key Issues and Considerations**

The City of London Rapid Transit Master Plan (RTMP) proposed a 24-kilometre Bus Rapid Transit (BRT) system comprised of four segments, combined into two operation routes: the north/east corridor and the south/west corridor, with 38 bus stops in total. The BRT system was approved by the City of London Council through the RTMP in July 2017. The second stage of the process was completed using the Transit Project Assessment Process (TPAP) under *Ontario Regulation 231/08: Transit Projects and*

## *Metrolinx Undertakings.*

The City of London is in the Detailed Design Phase for the Wellington Gateway segment of the BRT project. The Wellington Gateway segment extends south from the Downtown Loop segment at King Street and extends 7.5 kilometres south along Wellington Street/Wellington Road to the intersection of Exeter Road and Bessemer Road near Highway 401.

The Wellington Gateway construction project involves the widening of Wellington Road at its intersection with Grand Avenue to accommodate dedicated transit lanes and a new multi-use pathway. As the buildings located at 16 Wellington Road and 26-28-30 Wellington Road are currently located near the current right-of-way, the impact of the road widening as proposed in the Detailed Design phase of this project poses a direct impact to the buildings.

Previously, each property was evaluated in a CHER using the criteria of *O. Reg. 9/06: Criteria for Determining Cultural Heritage Value or Interest*. Each of these properties met the minimum mandated criteria for designation under the *Ontario Heritage Act* and are understood to be significant cultural heritage resources. Subsequently, the impacts of the proposed BRT project were considered in a Heritage Impact Assessments (HIAs) prepared for the properties at 16 Wellington Road and 26-28-30 Wellington Road to recommend options to mitigate potential negative impacts arising from the BRT project.

### **4.1 16 Wellington Road**

A CHER was prepared by AECOM in November 2018 and an HIA was prepared by AECOM in October 2023 for the property at 16 Wellington Road.

#### **4.1.1 Cultural Heritage Evaluation Report (CHER)**

The CHER completed as a part of the Environmental Project Report (EPR) completed under the Transit Project Assessment Process (TPAP). The property at 16 Wellington Road was evaluated against criteria from *O. Reg. 9/06*. The property was determined to have significant cultural heritage value or interest, meeting three of the aforementioned criteria. A Statement of Cultural Heritage Value or Interest was prepared, and heritage attributes were identified. Further information can be found in the CHER included in the Selected Sources section of this report.

The CHER recommended that an HIA be prepared for this property to identify appropriate mitigation measures with respect to any anticipated impacts.

#### **4.1.2 Heritage Impact Assessment (HIA)**

An HIA for the property at 16 Wellington Road was completed based on the 90% Detail Design for the Wellington Gateway construction project (Appendix C).

The HIA determined that retention of the existing building *in-situ* is not feasible as there are direct impacts to the building by the planned roadway alignment. Relocation of the existing building was determined unfeasible as the type and size of the structure is not conducive. Demolition and additional mitigation measures were determined to be the only feasible approach, including:

- Documentation of the building in compliance with Policy 567\_ of *The London Plan*, using photography and measured drawings; and
- Commemoration of the property including the installation of a cultural heritage interpretive sign and a retaining wall reflecting the rounded profile of the existing building at 16 Wellington Road.

Staff agree with the findings and recommendations of the HIA for the property at 16 Wellington Road.

#### **4.1.3 Documentation and Commemoration**

To date, the existing building on the property at 16 Wellington Road has been documented photographically by staff. Using Remotely Piloted Aircraft Systems (RPAS), the exterior of the building has been documented in the form of a highly detailed three-dimensional model showing all elevations of the building (Appendix E,

Images 9-10). Measured elevation drawings have also been completed for all elevations of the building and can be found in Appendix E.

The commemoration measured recommended by the HIA have been carefully considered by the project team as the Wellington Gateway construction project has progressed through the Detail Design stage. The HIA recommended a variety of commemoration options, including the installation of a curved retaining wall, reflecting the curved profile and material finish of the existing building on the corner of the property at 16 Wellington Road. In subsequent revisions during the Detail Design phase of the Wellington Gateway project, it was determined that a retaining wall would no longer be required in this location. Staff considered the implementation of a curved noise-barrier wall, reflecting the curved profile of the existing building. It was determined that a curved noise wall is not technically feasible.

A cultural heritage interpretive sign is recommended to commemorate the cultural heritage value of the property at 16 Wellington Road. The cultural heritage interpretive sign is proposed to be installed nearby the subject property in the gore (triangular parcel of land) created by the intersection Wellington Road and High Street. The location of the cultural heritage interpretive sign is identified on the Detailed Design drawings included in Appendix I. The Education Sub-Committee of the CACP will be consulted in the development of the content and details of the cultural heritage interpretive sign.

## **4.2 26-28-30 Wellington Road**

A CHER was prepared by AECOM in January 2019 for a group of 35 properties, including those at 26-28-30 Wellington Road, and an HIA was prepared by AECOM in May 2023 for the properties at 26-28-30 Wellington Road.

### **4.2.1 Cultural Heritage Evaluation Report (CHER)**

The CHER for a group of 35 properties along Wellington Road, including those at 26-28-30 Wellington Road, was completed as a part of the Environmental Project Report (EPR) completed under the Transit Project Assessment Process (TPAP). The properties at 26-28-30 Wellington Road were each evaluated against criteria from *O. Reg. 9/06*. The properties were all determined to have significant cultural heritage value or interest, each individually meeting two of the aforementioned criteria. A Statement of Cultural Heritage Value or Interest was drafted for each of the properties and heritage attributes were identified. Further information can be found in the CHER included in the Selected Sources section of this report.

The CHER recommended that an HIA be prepared for these properties to identify appropriate mitigation measures with respect to any potential impacts.

### **4.2.2 Heritage Impact Assessment (HIA)**

An HIA for the properties at 26-28-30 Wellington Road was completed based on the 50% Detail Design for the Wellington Gateway construction project (Appendix D).

The HIA determined that retention of the existing buildings in-situ as well as relocation of the existing buildings are not considered to be feasible. A Structural Condition Assessment for 26-28-30 Wellington Road was completed by EXP Services on June 10, 2022, finding that approximately 30-40% of the exterior façades, constructed of the “one-of-a-kind” handmade concrete blocks, would require repairs and/or removal for each building to be safe to move. The HIA concluded that the number of repairs required would diminish the integrity of this heritage attribute. Demolition and additional mitigation measures were recommended by the HIA, including:

- Documentation of the building in compliance with Policy 567\_ of *The London Plan*, using photography and measured drawings; and
- Commemoration of the subject properties including the installation of a metal plaque for each building, installed in the sidewalk/boulevard near the former location of the buildings.

Staff agree with the findings and recommendations of the Heritage Impact Assessment for the properties at 26-28-30 Wellington Road.

### **4.2.3 Documentation and Commemoration**

To date, the existing buildings on the properties at 26-28-30 Wellington Road have been documented photographically by staff. Through the use of Remotely Piloted Aircraft Systems (RPAS), the exterior of the building on the property at 28 Wellington Road has been documented in the form of a highly detailed three-dimensional model showing all elevations of the building (Appendix H, Images 11-12). The existing building at 28 Wellington Road was elected as a representative example suitable for documentation. Measured elevation drawings have also been completed for all elevations of the building and can be found in Appendix F.

The commemoration measured recommended by the HIA have been carefully considered as the Wellington Gateway construction project has progressed through the Detail Design stage. The HIA recommended a variety of commemoration options, including the installation of metal plaques in the public sidewalk commemorating the buildings. Staff considered the recommended commemoration options in terms of an implementation and operations perspective and deemed this approach to be unfeasible due to operational, maintenance, and safety concerns.

To commemorate the significant cultural heritage value of the resources on the properties at 26-28-30 Wellington Road, the RPAS documentation has been used to create a profile of the concrete block exterior of the buildings. This profile will be replicated in the nearby noise wall along the east side of Wellington Road between Kennon Place and Grand Avenue to maintain the significant physical and design value of this early expression of the material. The location of the noise wall is shown on the Detailed Design drawings included in Appendix I.

### **4.3 Consultation**

The CHER for the property at 16 Wellington Road was previously circulated to the London Advisory Committee on Heritage (LACH) at its meeting on December 18, 2018.

And, the properties at 26-28-30 Wellington Road were evaluated as part of the Wellington Group CHER that was previously circulated to the LACH at its meeting on February 13, 2019.

Pursuant to the Council Policy Manual, notification of the opportunity to participate in the public participation meeting regarding a demolition request for the heritage listed properties at 16 Wellington Road and 26-28-30 Wellington Road will be sent to property owners within 120m of the subject property on January 11, 2024, as well as community groups including the Architectural Conservancy Ontario – London Region Branch, the London & Middlesex Historical Society, and the Urban League of London. Notice will be published in *The Londoner* on January 11, 2024.

## **5.0 Conclusion**

The properties at 16 Wellington Road and 26-28-30 Wellington Road were identified, included on the Register of Cultural Heritage Resources, and evaluated using the criteria of *O. Reg. 9/06*. The evaluations found that each of the properties met the minimum criteria to merit designation under the *Ontario Heritage Act*.

The Wellington Gateway construction project for BRT will have direct impacts to each of these properties. These impacts cannot be avoided. The potential negative impacts were considered in the HIAs prepared for these properties, which recommended mitigation measures.

Mitigation measures recommended to mitigate adverse impacts have been carried forward by the project team in the Detailed Design for the Wellington Gateway construction project. Documentation, using photographs, elevation drawings, and 3D models, have been prepared for a representative sample of the buildings. Commemoration is proposed in the form of a custom profile for the required noise wall,

replicating the concrete blocks of the houses at 26-28-30 Wellington Road, and the installation of a future cultural heritage interpretive sign nearby.

The in-situ conservation of significant cultural heritage resources is preferred and is the most consistent with the provincial and municipal policy framework. Staff have carefully considered the cultural heritage values and heritage attributes of these resources, the potential alternatives and impacts to each of these resources, and the proposed mitigation measures. Recognizing the cultural heritage value of the resources at 26-28-30 Wellington Road, staff recommend that the proposed mitigation measures be implemented, and the properties be removed from the Register of Cultural Heritage Resources.

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### Appendices

Appendix A	Property Locations
Appendix B	Images
Appendix C	Heritage Impact Assessment: 16 Wellington Road (AECOM, October 2023) (attached separately)
Appendix D	Heritage Impact Assessment: 26-28-30 Wellington Road (AECOM, May 2023) (attached separately)
Appendix E	Elevation Drawings: Building at 16 Wellington Road
Appendix F	Elevation Drawings: Buildings at 26-28-30 Wellington Road
Appendix G	3D Documentation: Building at 16 Wellington Road (SkyDeploy)
Appendix H	3D Documentation: Buildings at 28 Wellington Road (SkyDeploy)
Appendix I	Wellington Gateway Construction Project Detail Design Drawings

### Selected Sources

- Corporation of the City of London. *2023-2027 Strategic Plan*.
- Corporation of the City of London. Property file.
- Corporation of the City of London. *Register of Cultural Heritage Resources*. 2022.
- Corporation of the City of London. *The London Plan*. 2022 (consolidated).
- Ministry of Culture. *Ontario Heritage Toolkit: Heritage Property Evaluation*. 2006.
- Ontario Heritage Act*. 2023, c. 21. Sched. 6.
- AECOM Canada Ltd. Cultural Heritage Evaluation Report: 16 Wellington Road, London, Ontario. November 2018. <https://pub-london.escribemeetings.com/filestream.ashx?DocumentId=55758>
- AECOM Canada Ltd. Cultural Heritage Evaluation Report: 35 Properties, Wellington Road, London, Ontario Bus Rapid Transit – Transit Project Assessment Process. January 2019. <https://pub-london.escribemeetings.com/filestream.ashx?DocumentId=57675>
- AECOM Canada Ltd. Heritage Impact Assessment: 16 Wellington Road, London, Ontario Wellington Gateway Bus Rapid Transit and Infrastructure Improvements. October 2023.
- AECOM Canada Ltd. Heritage Impact Assessment: 26-30 Wellington Road, London, Ontario Wellington Gateway Bus Rapid Transit and Infrastructure Improvements. May 2023.



# Appendix A – Property Locations

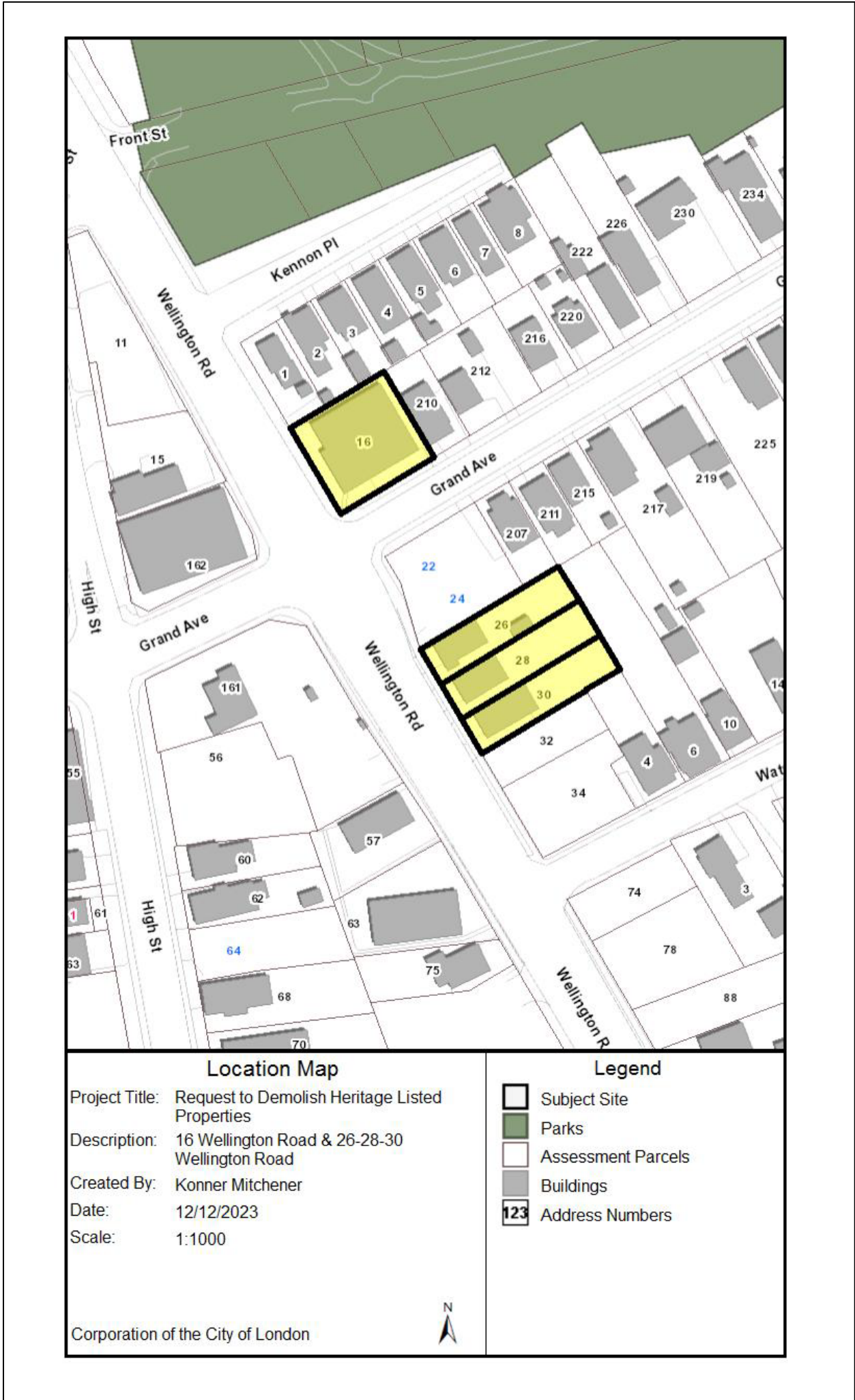


Figure 1: Location of the subject properties at 16 Wellington Road and 26-28-30 Wellington Road.

**Appendix B – Images**



*Image 1: Photograph of the building on the subject property at 16 Wellington Road (taken September 20, 2023).*



*Image 2: Photograph of the south elevation of the building on the subject property at 16 Wellington Road (taken September 20, 2023).*



*Image 3: Photograph of the west elevation of the building on the subject property at 16 Wellington Road (taken September 20, 2023).*



*Image 4: Photograph showing part of the building on the subject property at 26 Wellington Road (taken September 20, 2023).*



Image 5: Photograph showing part of the building on the subject property at 28 Wellington Road (taken September 20, 2023).



Image 6: Photograph showing part of the building on the subject property at 30 Wellington Road (taken September 20, 2023).



Image 7: Photograph showing the buildings on the subject properties at 26-28-30 Wellington Road (taken November 17, 2022).



Image 8: Photograph showing the buildings on the subject properties at 26-28-30 Wellington Road (taken September 20, 2023).

## **Appendix C – Heritage Impact Assessment: 16 Wellington Road**

Heritage Impact Assessment (AECOM Canada Ltd., dated October 2023) – *attached separately*

## **Appendix D – Heritage Impact Assessment: 26-30 Wellington Road**

Heritage Impact Assessment (AECOM Canada Ltd., dated August 2023) – *attached separately*

# Appendix E – Elevation Drawings: Building at 16 Wellington Road

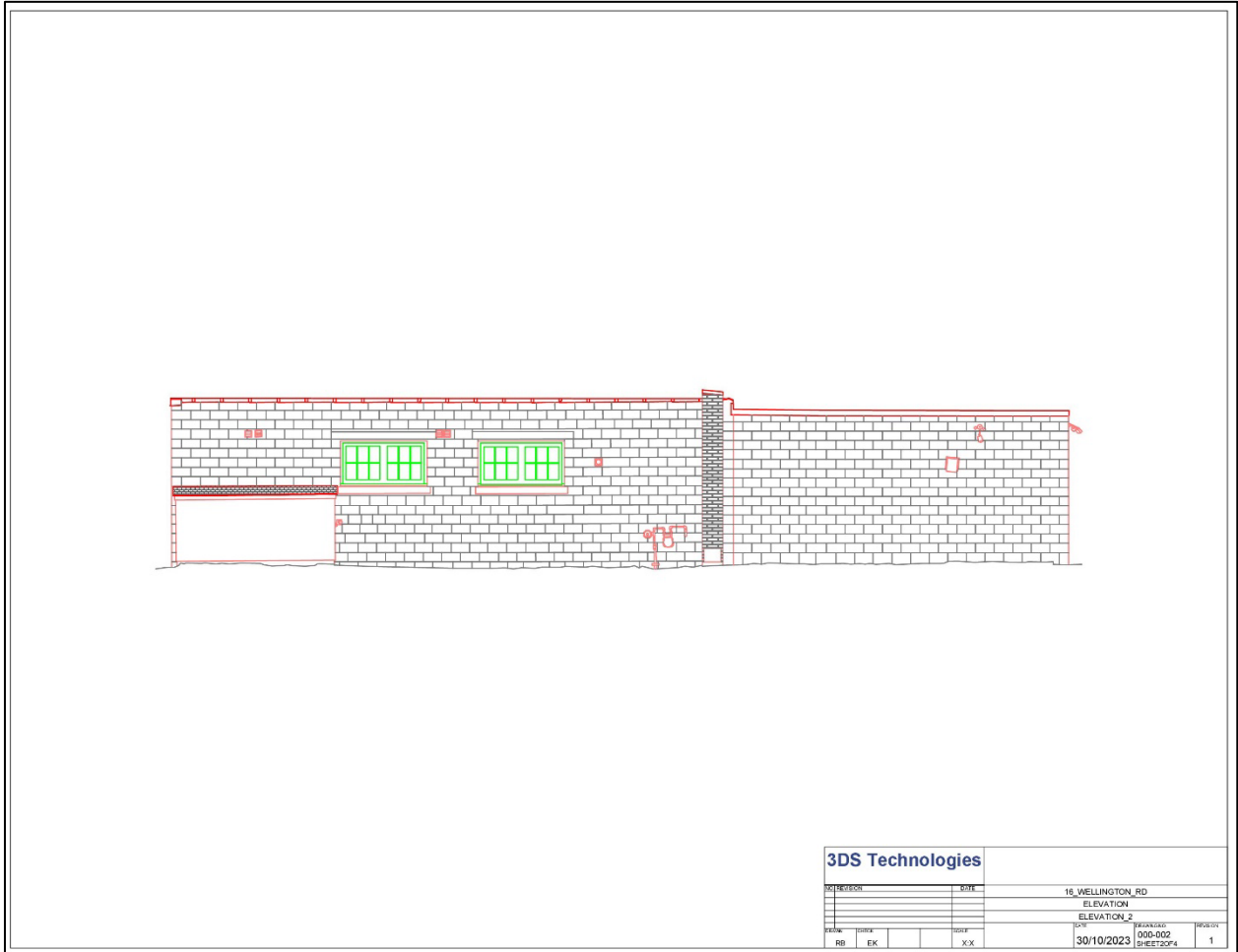


Figure 2: North elevation of the building at 16 Wellington Road (3DS Technologies, dated October 30, 2023).

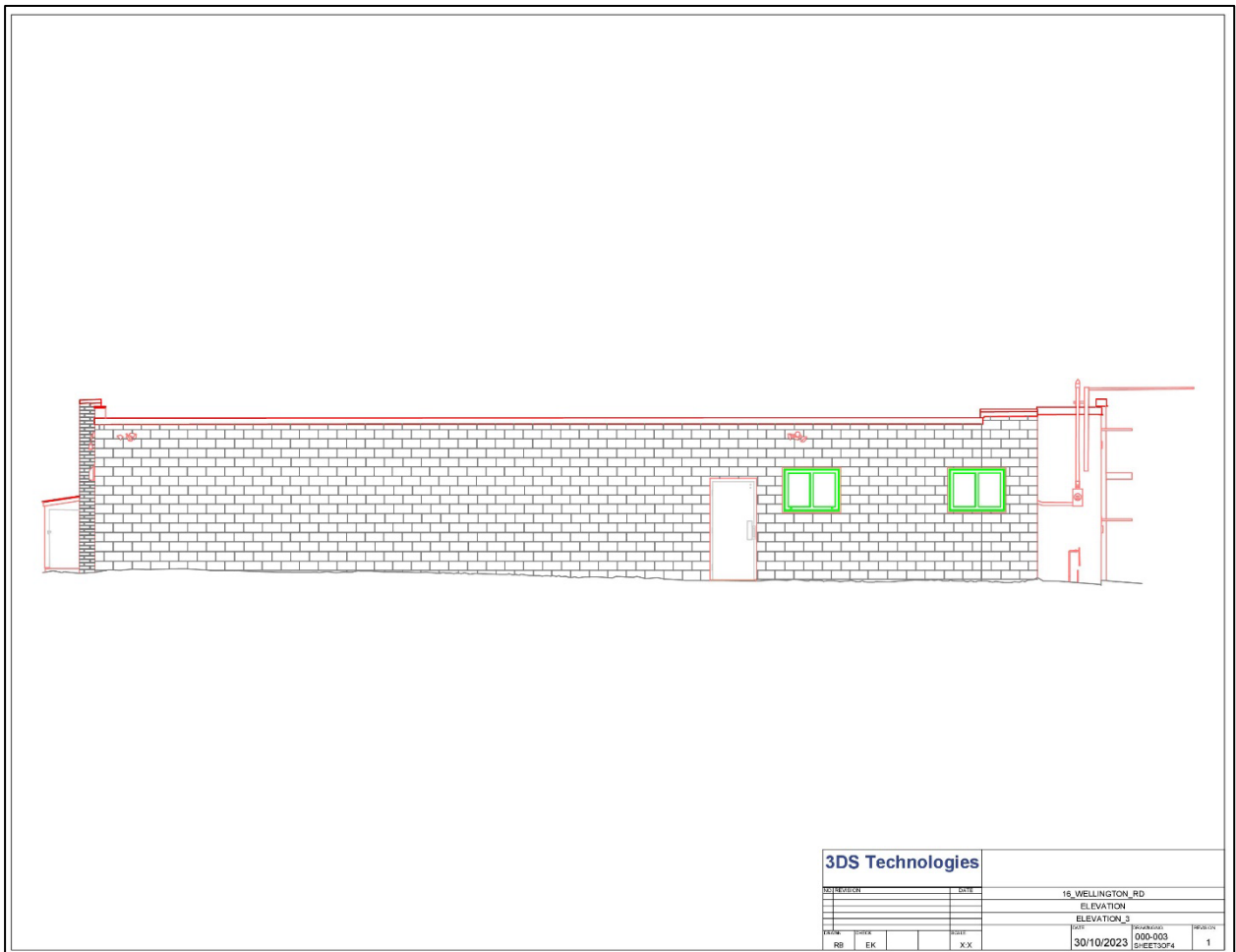


Figure 3: East elevation of the building at 16 Wellington Road (3DS Technologies, dated October 30, 2023).



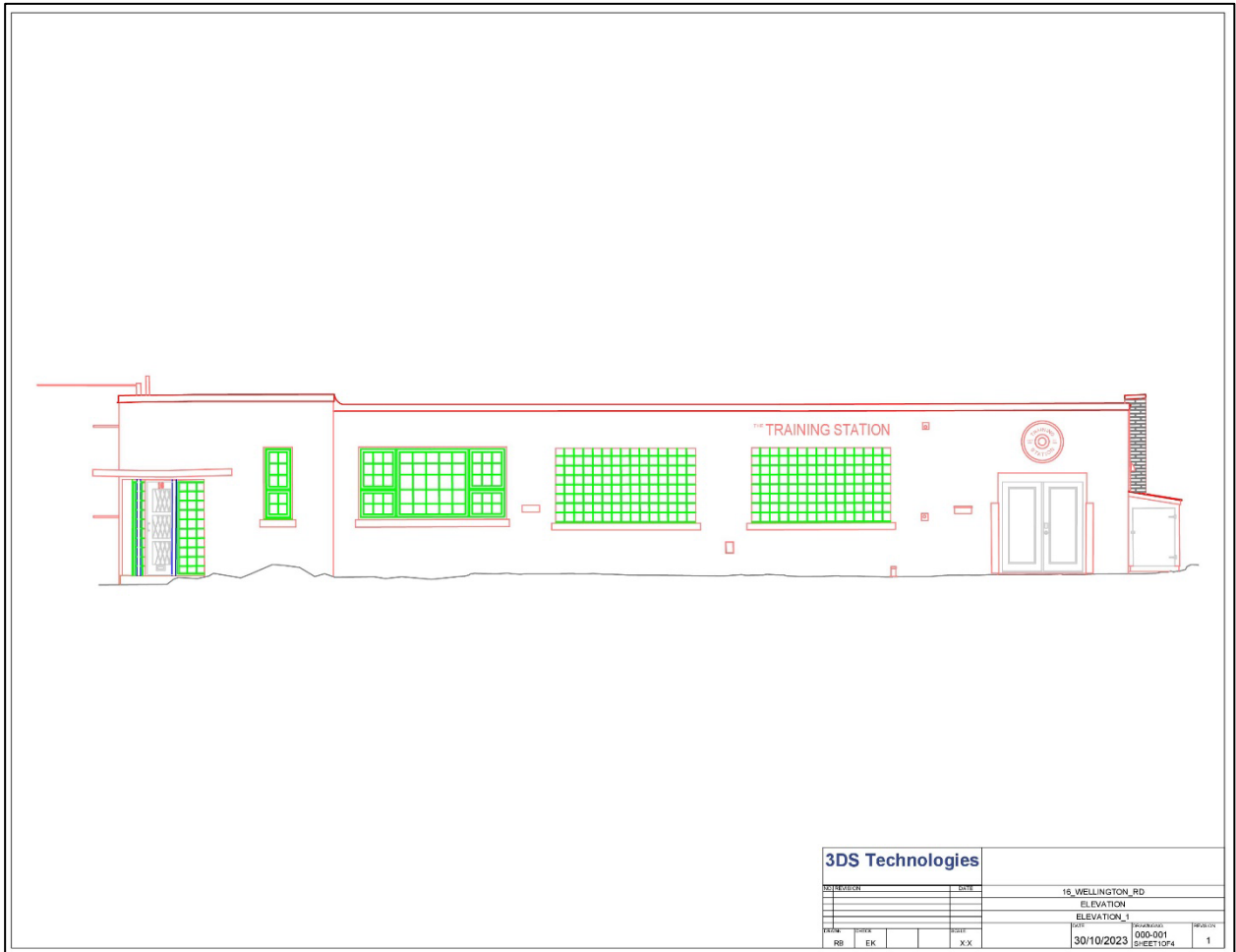


Figure 4: South elevation of the building at 16 Wellington Road (3DS Technologies, dated October 30, 2023).

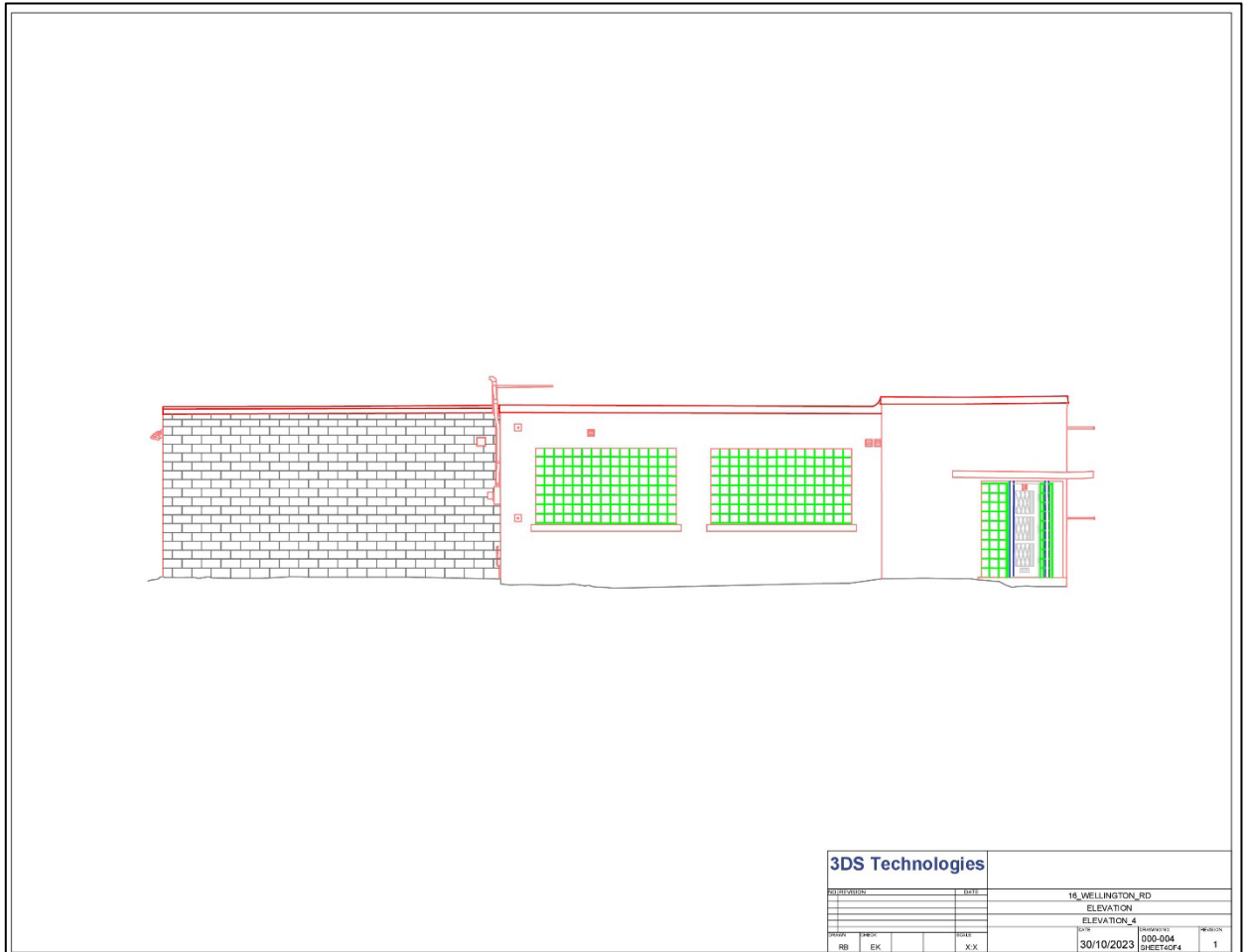


Figure 5: West elevation of the building at 16 Wellington Road (3DS Technologies, dated October 30, 2023).

# Appendix F – Elevation Drawings: Buildings at 26-28-30 Wellington Road

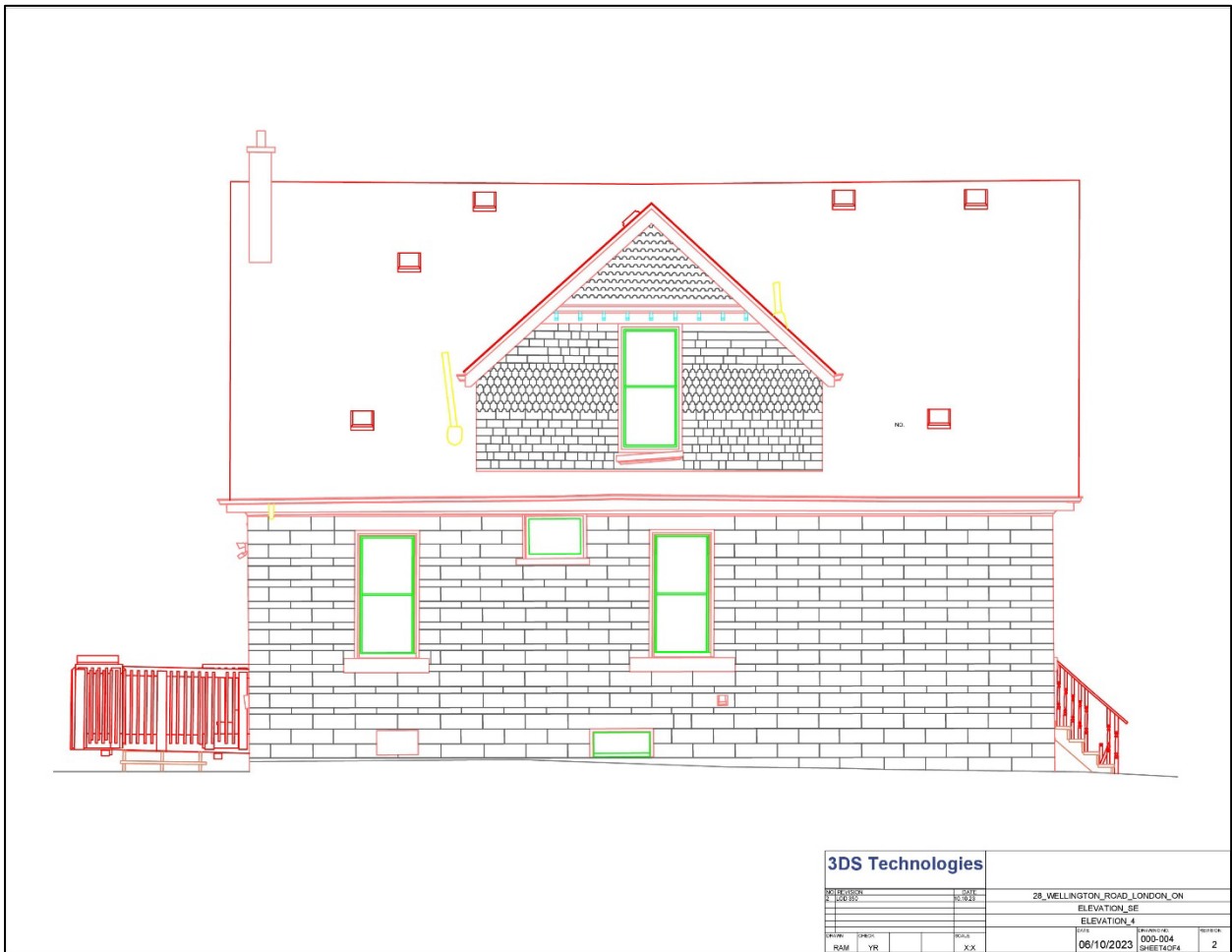


Figure 6: North elevation of the house at 26 Wellington Road (3DS Technologies, dated October 6, 2023).

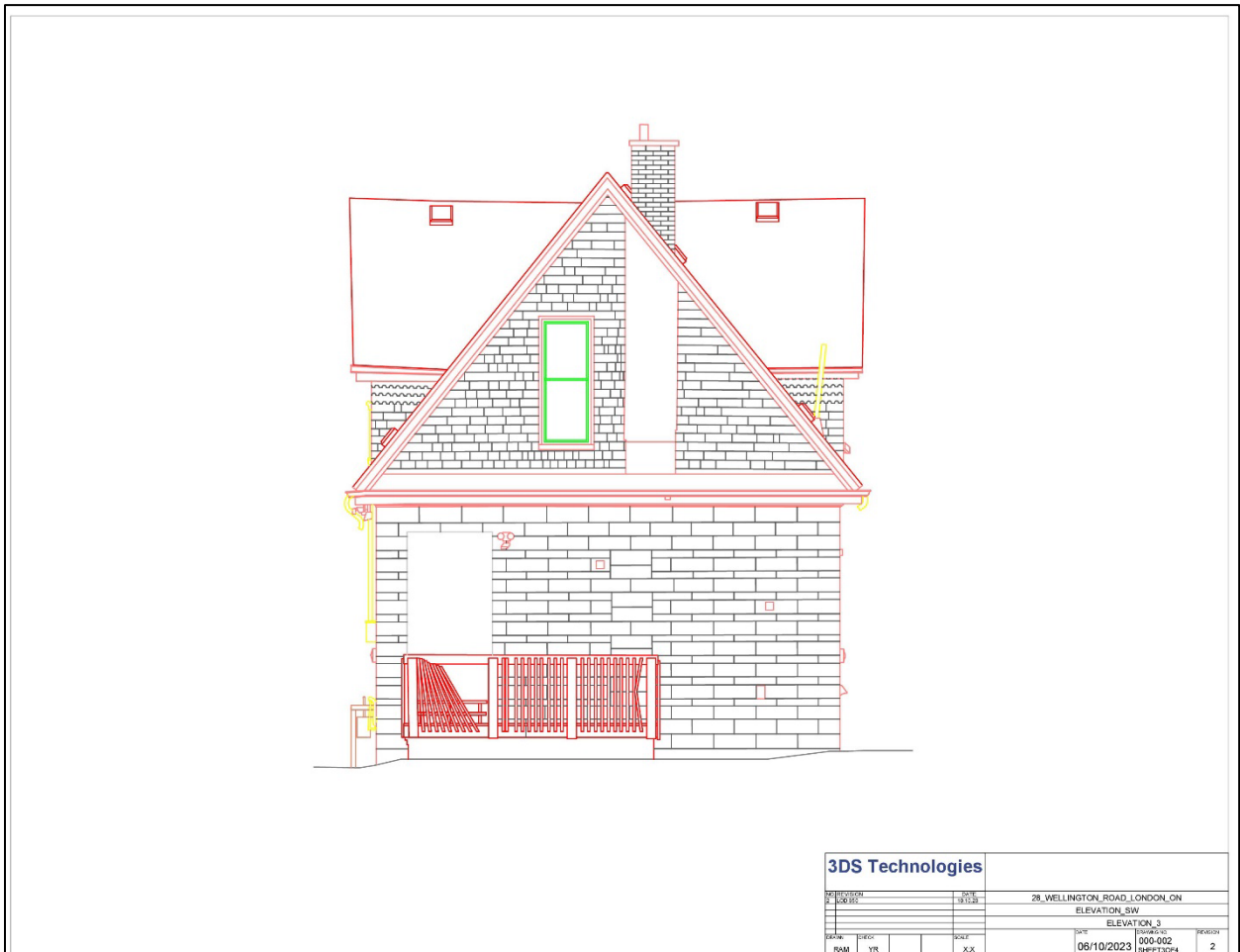


Figure 7: East elevation of the house at 26 Wellington Road (3DS Technologies, dated October 6, 2023).

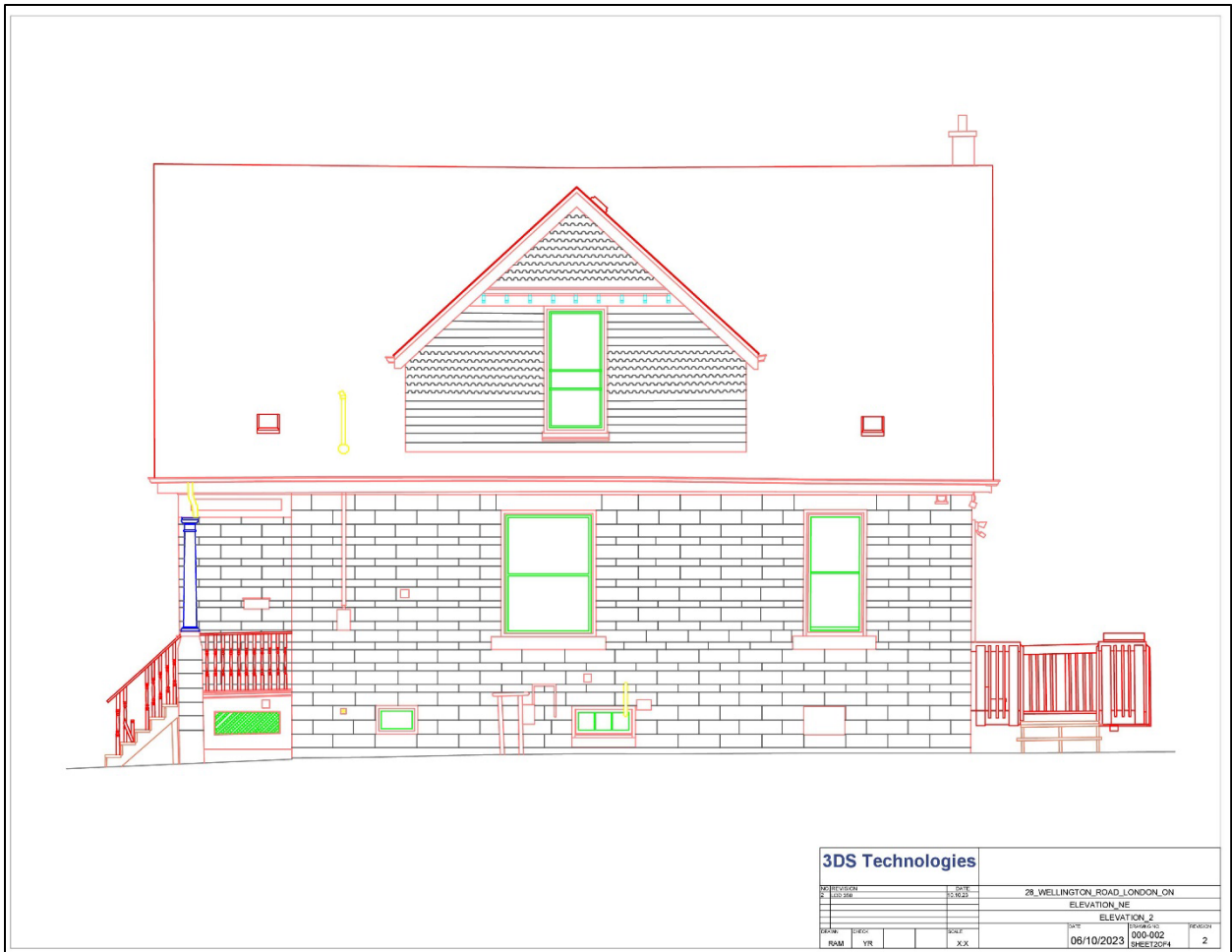


Figure 8: South elevation of the house at 26 Wellington Road (3DS Technologies, dated October 6, 2023).

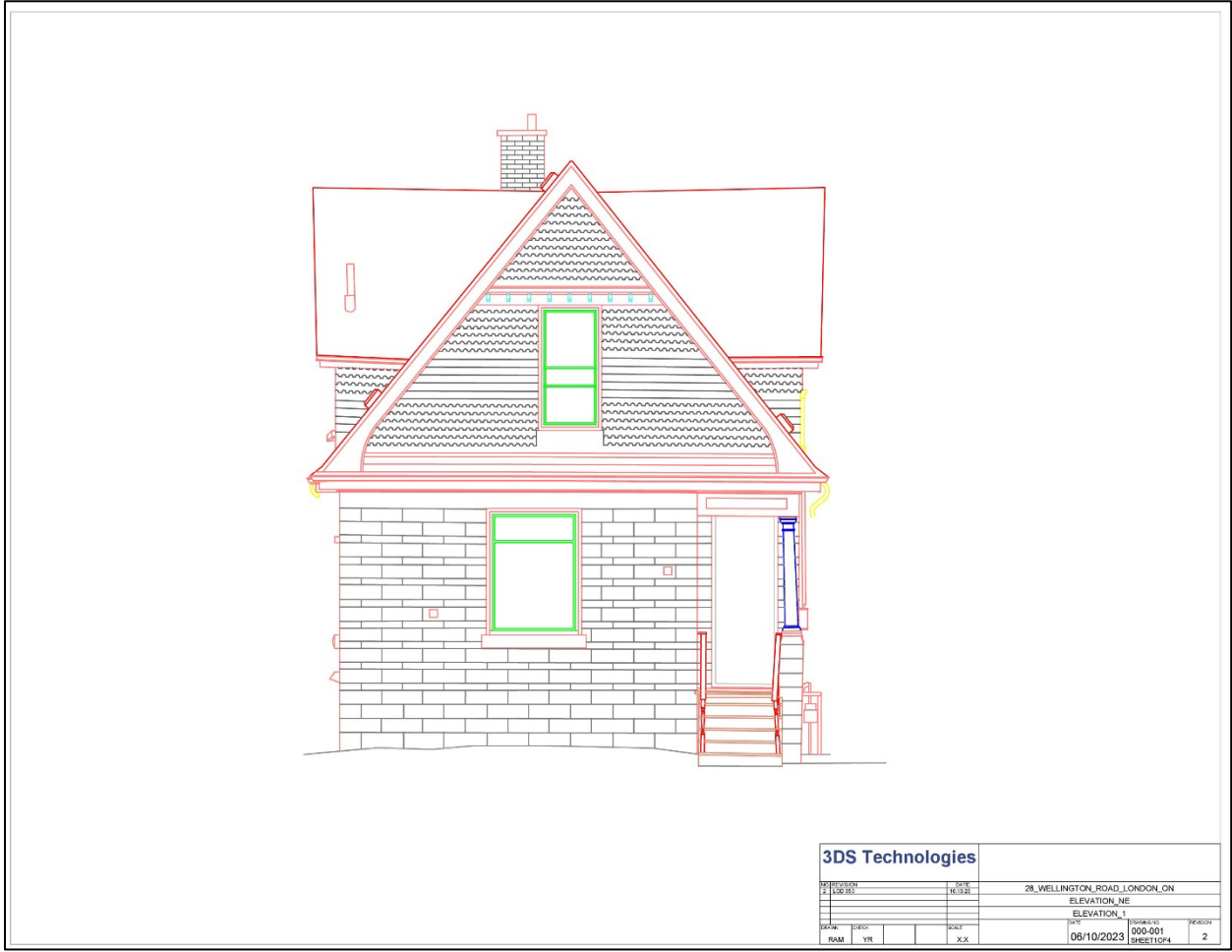


Figure 9: West elevation of the house at 26 Wellington Road (3DS Technologies, dated October 6, 2023).

## Appendix G – 3D Documentation: Building at 16 Wellington Road



Image 9: Screen capture showing 3D documentation of the building on the property at 16 Wellington Road (SkyDeploy, received November 15, 2023).



Image 10: Screen capture showing 3D documentation of the building on the property at 16 Wellington Road (SkyDeploy, received November 15, 2023).

## Appendix H –3D Documentation: Building at 28 Wellington Road



Image 11: Screen capture showing 3D documentation of the house on the property at 28 Wellington Road (SkyDeploy, received August 10, 2023).



Image 12: Screen capture showing 3D documentation of the house on the property at 28 Wellington Road (SkyDeploy, received August 10, 2023).

# Appendix I – Wellington Gateway Construction Project Detail Design Drawings

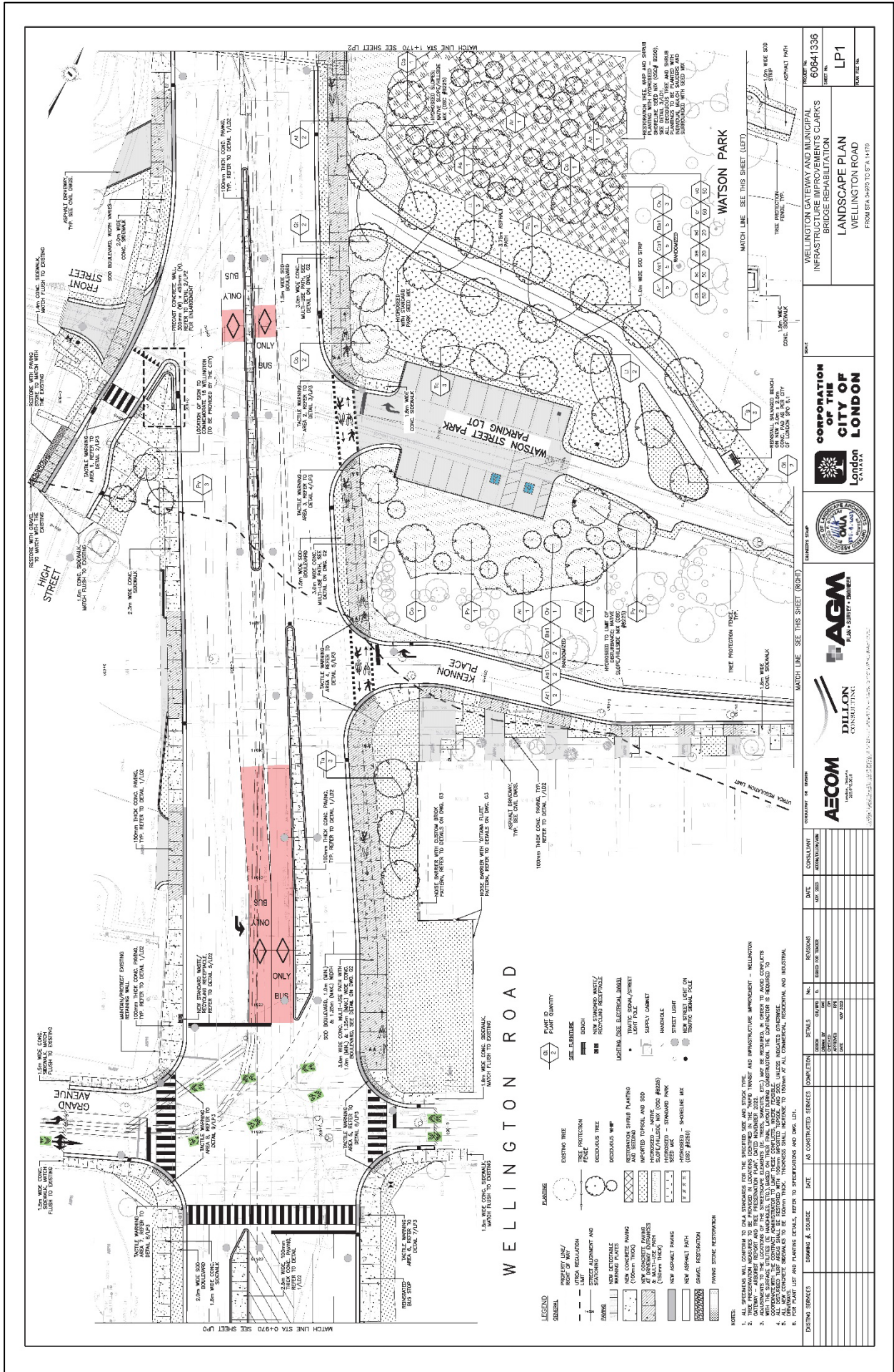
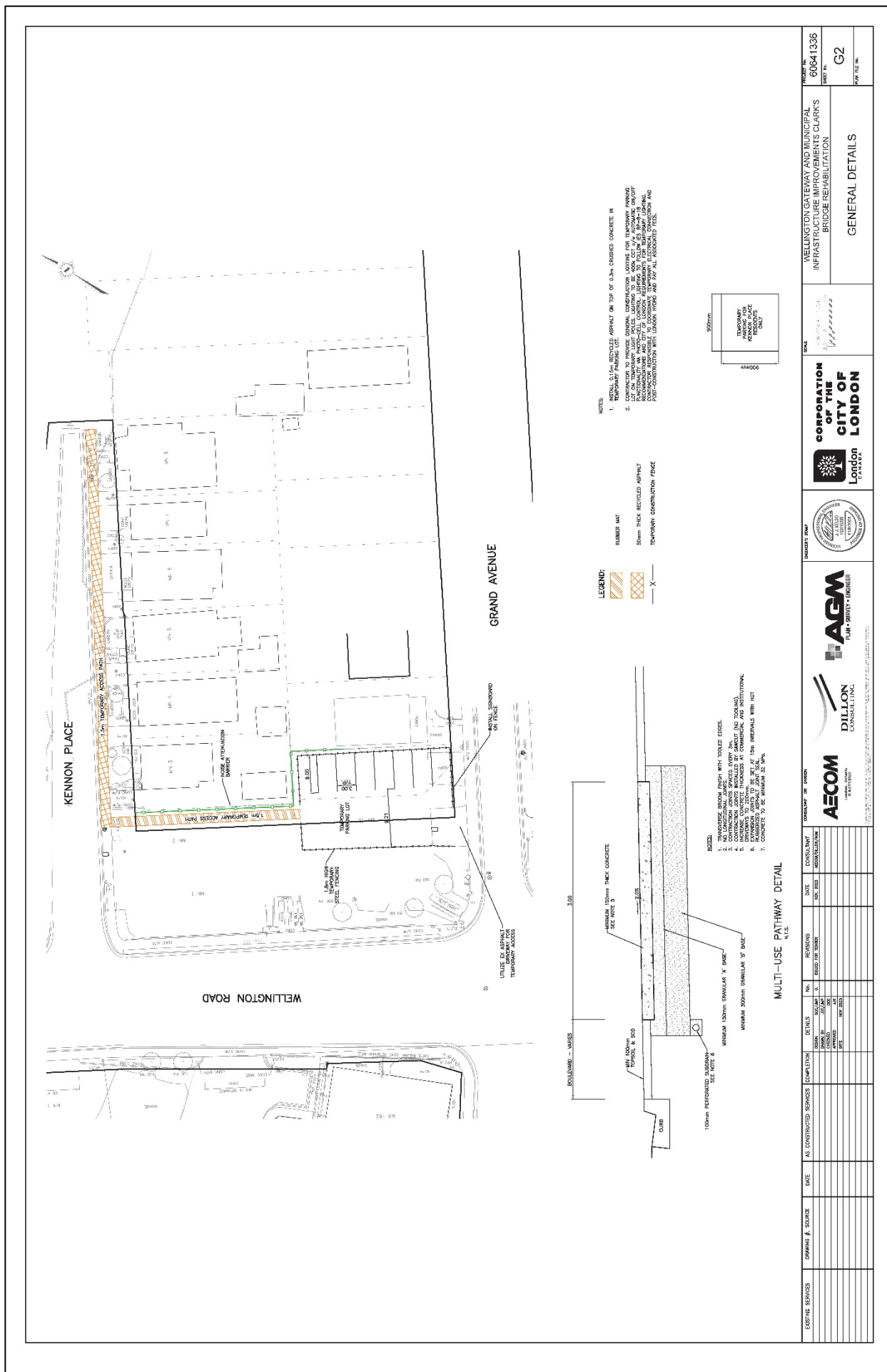


Figure 10: Wellington Gateway Construction Project Detail Design Drawings (AECOM, Dillon Consulting, AGM, dated November 2023).



**WELLINGTON GATEWAY AND MUNICIPAL INFRASTRUCTURE REHABILITATION**

PROJECT NO: 80641336  
 SHEET NO: G2  
 DRAWING TITLE: GENERAL DETAILS

**CORPORATION OF THE CITY OF LONDON**  
 London

**AGM**  
 PLAN • SURVEY • BUILDING

**DILLON CONSULTING**  
 CONSULTANTS

**AECOM**  
 LEAD CONSULTANT

REVISIONS	DATE	BY	CHKD BY	APPROVED BY

**MULTI-USE PATHWAY DETAIL**  
 N.L.S.

EXISTING SERVICES	DATE	BY	CHKD BY	APPROVED BY

Figure 11: Wellington Gateway Construction Project Detail Design Drawings (AECOM, Dillon Consulting, AGM, dated November 2023).

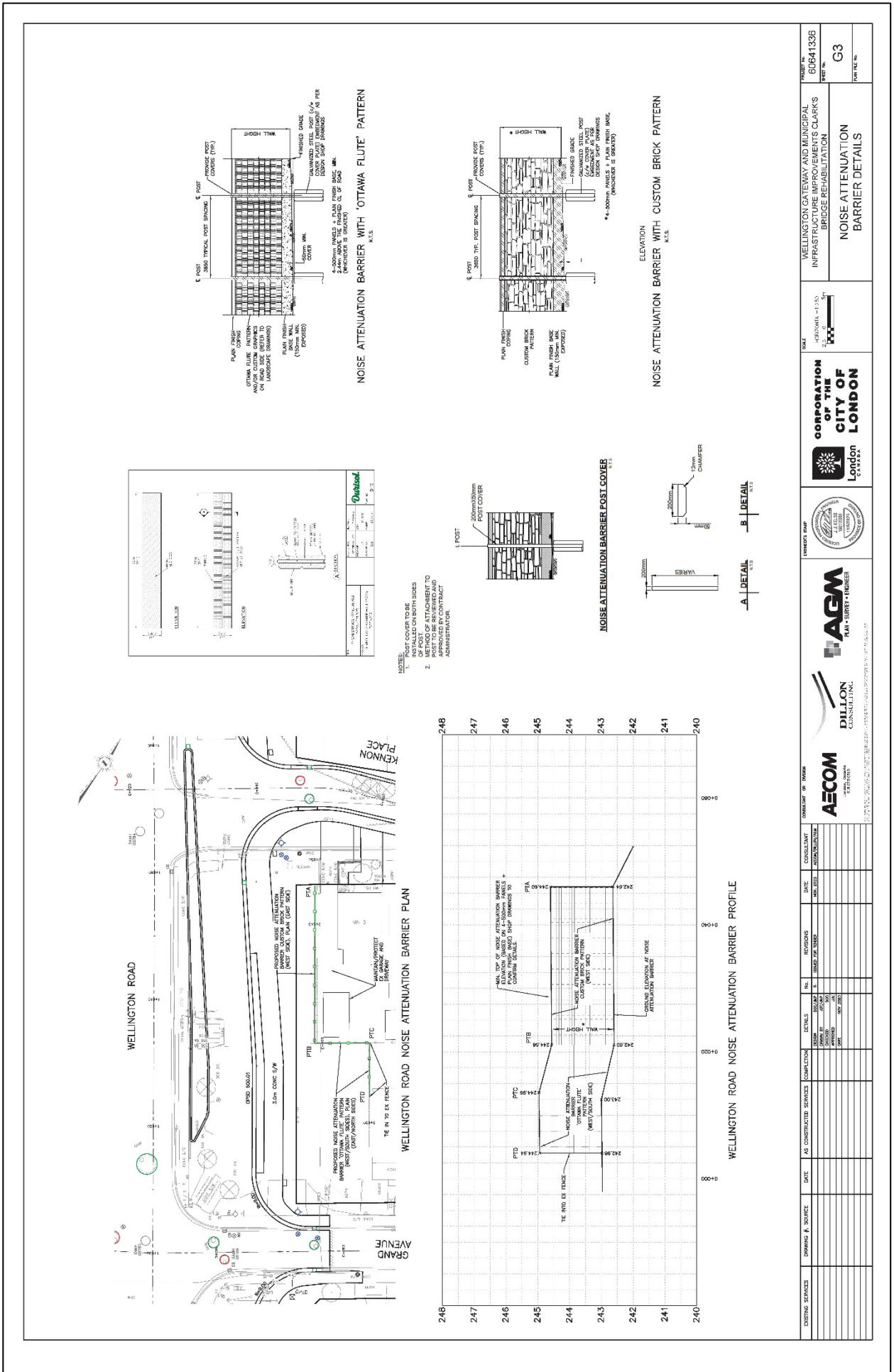


Figure 12: Wellington Gateway Construction Project Detail Design Drawings (AECOM, Dillon Consulting, AGM, dated November 2023).



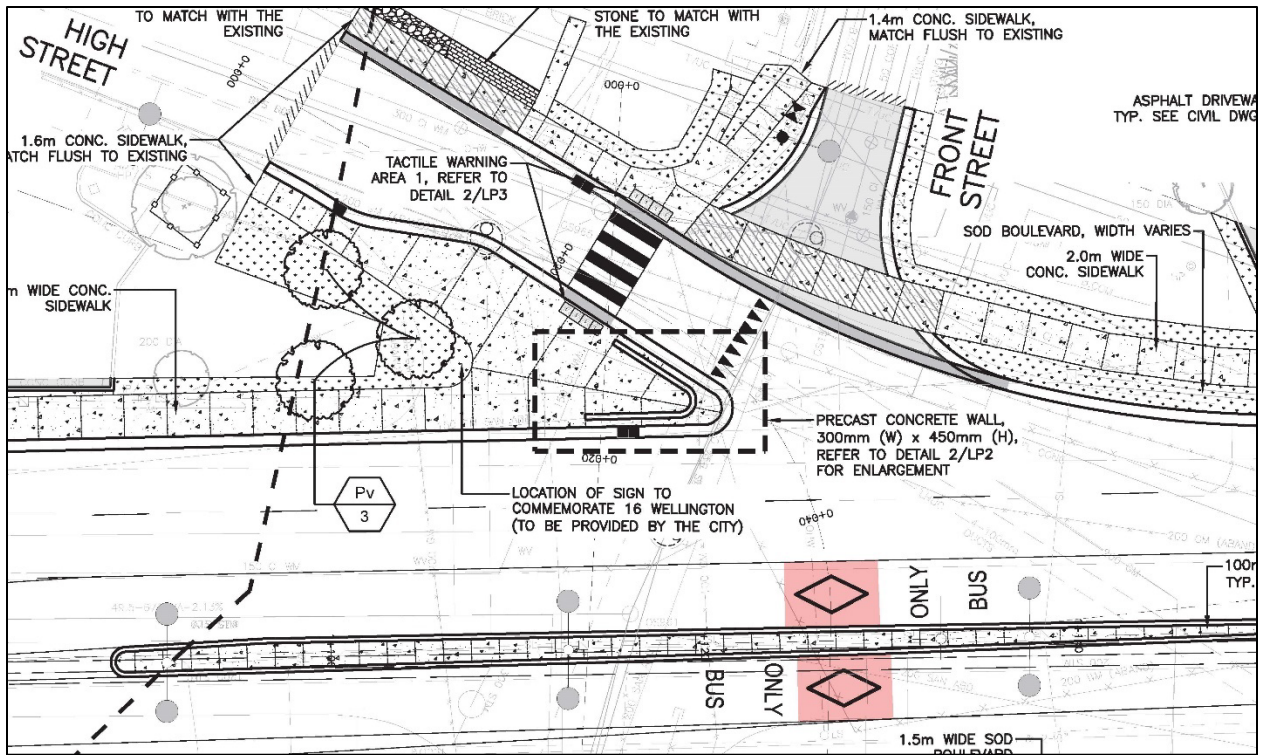


Figure 13: Detail from Wellington Gateway Construction Project Detail Design Drawings, showing proposed location of cultural heritage interpretive sign for the building at 16 Wellington Road (AECOM, Dillon Consulting, AGM, dated November 2023).

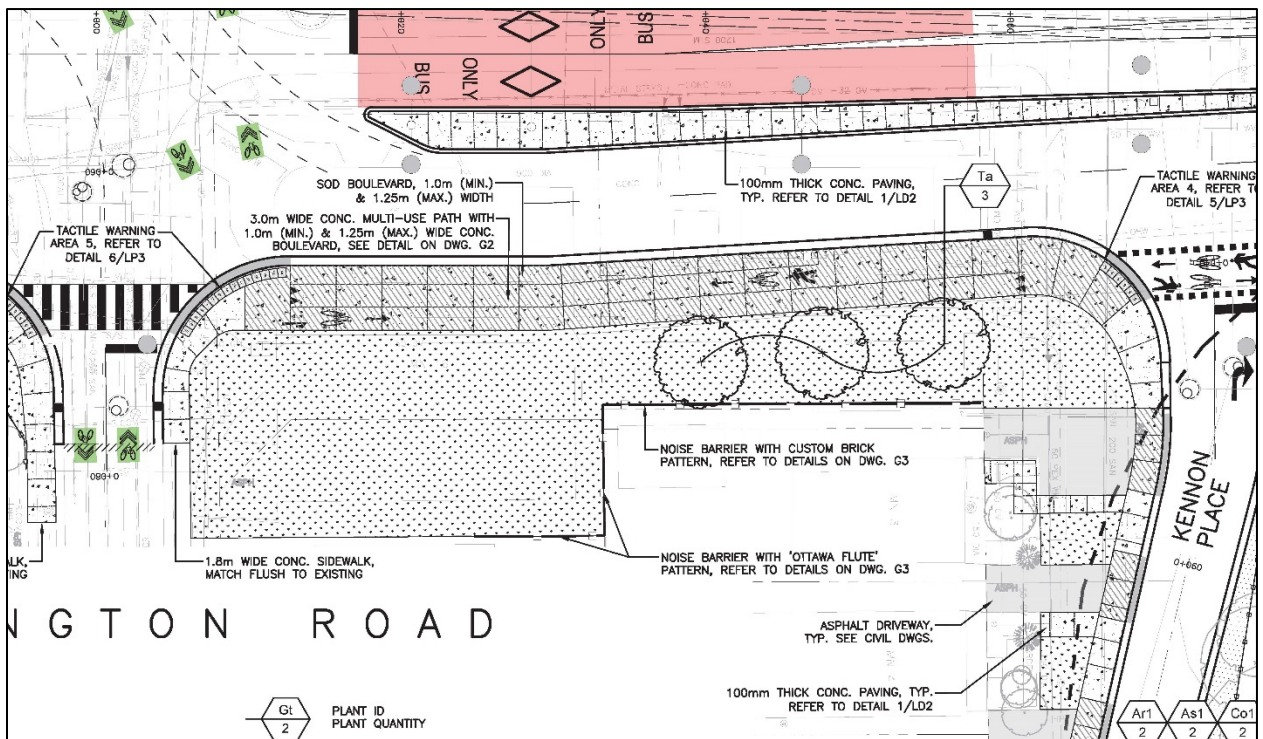


Figure 14: Detail from Wellington Gateway Construction Project Detail Design Drawings, showing proposed location of custom noise barrier wall (AECOM, Dillon Consulting, AGM, dated November 2023).