

| | |
|--|--|
| | |
|--|--|

D. Menard:

| | |
|-----------------|--|
| TO: | CHAIR AND MEMBERS PLANNING & ENVIRONMENT COMMITTEE |
| FROM: | JOHN M. FLEMING MANAGING DIRECTOR, PLANNING AND CITY PLANNER |
| SUBJECT: | REQUESTS FOR DEMOLITION 2526 OXFORD STREET WEST & 600 SANATORIUM ROAD (PROPERTIES ADMINISTERED BY INFRASTRUCTURE ONTARIO) PUBLIC PARTICIPATION MEETING TUESDAY NOVEMBER 4, 2014 |
| | |

| |
|-----------------------|
| RECOMMENDATION |
|-----------------------|

That, on the recommendation of the Managing Director, Planning & City Planner, with the advice of the Heritage planner the following report **BE RECEIVED** for information and that the identified actions **BE TAKEN**; it being noted that the London Advisory Committee on Heritage has been consulted on these requests.

1. That the Chief Building Official be advised that municipal Council consents to the requests for the demolition of the properties at both 2526 Oxford Street West and 600 Sanatorium Road.
2. That Infrastructure Ontario be asked to provide detailed documentation on these identified cultural heritage resources for future reference.
3. That Infrastructure Ontario be asked to reclaim salvageable heritage materials from these properties for reuse elsewhere.
4. That, with respect to the site at 2526 Oxford Street West, Infrastructure Ontario be requested to proceed with the request from Council in August 2014 to provide interpretive signage related to the residence, its history and its relationship to the history of the local area.

| |
|--|
| PREVIOUS REPORTS PERTINENT TO THIS MATTER |
|--|

2008-006-16: Report to Planning Committee- **Demolition Application - Cottage #1 600 Sanatorium Road**

| |
|-------------------|
| BACKGROUND |
|-------------------|

Infrastructure Ontario (IO) manages these two properties on behalf of the Government of Ontario. It is seeking the removal of the two properties by demolition. Previously, circa 2007-08, requests for the demolition of these two properties were also submitted to the City. In 2008, the City attempted to designate Cottage #1, 600 Sanatorium Road, either as a building of cultural heritage value or interest under Section 29 of the *Ontario Heritage Act* or to have the province designate it as a building of provincial interest under Section 34.5 of the *Ontario Heritage Act*. At that time, the City was informed that buildings owned by the Province could not be designated by the municipality. The matter of provincial designation was referred to the Minister but no action was taken.

Both the buildings are vacant but secured. However, at both sites, continued vacancy over the years has led to significantly deteriorated conditions. In the recent past, IO has commissioned

| Agenda Item # | Page # |
|---------------|--------|
| | |

D. Menard:

updates to previous cultural heritage assessments and building condition reports and information from these will be identified in this report with respect to each building.

2526 Oxford Street West (Commissioners Road West) (Appendix 1- Location Map)

Description of Property and Structure

Located on Oxford Street West (Commissioners Road West), near Komoka Provincial Park and the Kilworth Bridge, the building on this site is a one storey structure constructed c.1880 as a farm house which, for a period of time from 1903-1914, served as the post office for Kilworth Village and was owned by members of the Kilbourne family, early pioneer settlers in this area. As part of a road widening project the residence was relocated to this site in the 1960s and was later acquired by the Provincial Ministry of Natural Resources for use as a field office. It has been vacant since the late 1990s.

The building is identified on the City of London *Inventory of Heritage Resources* as a Priority 1 structure. In the cultural heritage assessment conducted on behalf of Ontario Realty Corporation in 2005, it was identified as a “very good example of local vernacular residential design and construction” with specific reference to decorative wood details and its historic associations with the Kilworth area and the Kilbourne families. It was also rated “Very Good” for its contextual relationship as a landmark in the area.(Appendix 2- Photos)

Rationale for Removal

IO, formerly ORC, has determined it no longer needs this building for Ministry uses. In the previous discussion about its demolition or removal in 2007-8,, representatives from ORC (IO) consulted with the LACH which had identified possible alternatives to demolition, including reuse for Park purposes or offering the building to any interested members of the Kilbourne family for removal to a new site. As well, the LACH identified a request that, if the building was demolished or removed, its presence and its role in the community should be marked in some manner, possibly through interpretive signage. ORC, then, indicated a willingness to do this last alternative. ORC also later reported that it was unsuccessful in finding any current member of the Kilbourne family willing to take the building given costs for removal. Following these conversations the building has remained, vacant to the present.

In recent months, IO, through its agent, CBRE Limited, engaged a company, **exp.** to update a building condition assessment. Its report has been made available to the public. It summarizes the building’s condition as follows: “Overall, the majority of the building elements can be considered in poor or fair condition, with the roof, wood siding, sealants, plumbing, foundation and the mechanical and electrical systems requiring repairs or replacement to make the building serviceable.” It also noted the potential of liability issues related to the presence of mould growth, water damage in four areas of the building and several environmental concerns including the potential of leakage from an oil storage tank in the basement.

In considering options for the structure, the building assessment report estimated the potential costs for rehabilitation of the building to make it serviceable as approximately \$92,000 in comparison with estimated costs of \$34,000 for hazardous materials abatement, demolition and disposal costs.

As per its normal processes, IO conducted a Class Environmental Assessment (Category B) for 2526 Oxford Street West (Commissioners Road West) and invited public responses. A local historian of the Kilworth Village area has expressed concerns about the possibility of demolition and has initiated actions to find an alternative site for the building. She has approached Fanshawe Park Pioneer Village and has received a response that the building is not needed for Fanshawe’s mandate as its priorities are in other areas. As well, donations to the Village require not only that costs for the removal of a building and costs for its rehabilitation be covered, but also an endowment for future maintenance of the structure be provided.

LACH consultation

The LACH was consulted in terms of bringing the Class EA notice to its attention in August,

| Agenda Item # | Page # |
|---------------|--------|
| | |

D. Menard:

2014. The LACH indicated regret for the potential loss of the building but did not object to its demolition. It recommended to Council that the site be marked with an interpretive sign to be placed there by IO. At its meeting on August 13, 2014, municipal Council supported this request for signage.

Heritage planners inspected the building in September and noted that there is evidence of deterioration on both the exterior and the interior, some of which is caused by water infiltration. There is also evidence of vandalism. Some heritage elements are still present including windows. Original interior walls had been covered by panelling for use as a Ministry office.

600 Sanatorium Road- Cottage #1

Description of Property and Building

600 Sanatorium Road is the site of Child and Parent Resource Institute(CPRI). The structures on the property to which this report relates, are Cottage #1, also known as Middleton House, or the Superintendent's cottage, a two storey wood frame residential building and a detached wood frame garage both of which are located on the west side of Sanatorium Road, between Riverside Drive and Oxford Street.(Appendix 1)

(It should also be noted that IO has also issued a Class Environmental Assessment for 10 other structures on the CPRI site, although none of these has been identified as having cultural heritage value or interest.)

Cottage #1 has been identified as a Priority 1 structure on the municipal *Inventory of Heritage Resources*. The residential building was designed by London architect, William G. Murray and built by contractor John Purdom in 1910 to serve as the Superintendent's cottage for the newly established Queen Alexandra Sanatorium for the treatment of tuberculosis patients. (Appendix 2- Photos)

Over the years, the tuberculosis facility transformed into a children's psychiatric research institute and, most recently, is known as the Child Parent Research Institute, an institution focussed on children's mental health.

Rationale for Removal

The property is managed by Infrastructure Ontario. In 2007-08, IO (ORC) determined that the cottage and garage were no longer needed for operations at the CPRI site. A request for their demolition was submitted to the City. In response, with consultation from the LACH, the City suggested that the building should be designated under *Section 29* of the *Ontario Heritage Act* for its cultural heritage value and interest. From the City's perspective, such designation was seen as appropriate given the historical association of the building to the former tuberculosis clinic there and to its connection to Sir Adam and Lady Beck, well known promoters for the establishment of the TB facility, one of only a few in Ontario. This building is the last remaining structure that dates to the foundation of the Queen Alexandra Sanatorium.

The request for designation was not carried out as the Ministry noted that municipalities are not able to designate provincially owned heritage resources under *Section 29* of the *Ontario Heritage Act*. A request to the Minister to designate the structure on the basis of *Section 33* of the Act was not acted upon. As part of the current EA process, it is noted in the Ministry's information that, although the site has been confirmed by the IO Heritage Committee as a provincial heritage property, Cottage #1 has not been recognized as provincially significant.

In previous discussions with the LACH, c. 2007-08 various options were suggested by the LACH with respect to conserving Cottage #1. These included rehabilitating the building to allow for use on the CPRI site, severing the property to allow for its sale to an interested party if one could be found, allowing for the removal of the building to an alternative site, if one could be found and, at a later date, suggesting that it be provided for use by not-for-profit organizations or removal by Habitat for Humanity. For a number of years, the disposition of the building went unresolved pending further consultations with ORC /IO staff which included discussing options

| Agenda Item # | Page # |
|---------------|--------|
| | |

D. Menard:

being considered by IO for the entire site.

Current Building Condition

Over the intervening years, while a secure fence was placed around the building, it has been apparent that the building has suffered from its vacant state. In June 2012, a structural condition report was prepared by **telstorm** for CBRE Limited, agent for IO. Its findings included the following observations:

- overall condition of existing foundation walls range from good to poor.
 - main level floor joists were in good condition but joists within the solarium exhibit excessive water damage which was also contributing to increased water damage and rotting of the main floor joists. The damage has been caused by an opening in the roof structure.
 - majority of walls do not appear to have any structural implications other than in the area of the solarium.
 - the general roof framing structure is in fair condition noting that it does not meet the requirements of the 2006 OBC.
 - notwithstanding that the main level porch structure was seen in generally good condition, a timber beam indicated a need for replacement. At the time of the preparation of the report the structural collapse of the porch was seen to be inevitable.
- The structural report projected potential rehabilitation costs at \$451,000 to sustain the building. There would be additional costs, not identified, to achieve occupancy. The estimated costs for a full demolition were \$155,000.

A recent inspection showed that the security fence has been compromised allowing access to the building by vandals. Exterior deterioration has been evident for a number of years, prompting some inquiries from the public.

LACH consultation

At the time of the preparation of this report, the LACH had not considered the demolition request for Cottage #1. It was expected to do so at its meeting on October 08, 2014 and its comments will be provided in the LACH report that comes to PEC on November 4.

Recommendations

1. 2526 Oxford Street West/2526 Commissioners Road West

While the building retains structural integrity and is a candidate for reuse, efforts to find a suitable site have proven unsuccessful, hampered by the costs involved. Perhaps the building's greater importance is its connection to the Kilbourne family and the Kilworth Village early history. These factors can be recognized by interpretive signage and markers.

It is recommended that municipal Council consent to the removal of the building from the property and advise the Chief Building Official accordingly. It is also recommended that the previous Council recommendation from August, 2014, to request Infrastructure Ontario to provide suitable interpretive signage, in consultation with staff and the LACH, to acknowledge the cultural heritage legacies of this site be noted.

Further, it is recommended that, prior to demolition or removal, IO/ CBRE provide a full documentation of the building for future reference with copies for the London Room at the London public library and the Regional Archives at WU.

Finally, it is recommended that IO /CBRE arrange through the demolition contractor the reuse of heritage materials, possibly offering them to the local heritage community.

2. 600 Sanatorium Road -Cottage #1

While an argument for the designation of this building can be made given its historic associations and contextual status as a local landmark, the City does not have the power to

| | |
|--|--|
| | |
|--|--|

D. Menard:

designate the property. The province does not see it as provincially significant.

With no other option available, given its current condition, it is recommended that municipal Council consent to its removal by demolition and advise the Chief Building Official accordingly.

It is further recommended that IO also give consideration to interpreting the site both with respect to this building and to the larger site of the Queen Alexandria Sanatorium in consultation with staff and the LACH. It is also recommended that detailed cultural heritage documentation be provided for future research, copies of which should be placed in both the London Room and the Regional Archives at WU. Should there remain salvageable heritage materials, it is also recommended that such materials be reclaimed for use elsewhere.

| | |
|--|--|
| PREPARED BY: | SUBMITTED BY: |
| | |
| DON MENARD HERITAGE PLANNER URBAN REGENERATION | JIM YANCHULA, MCIPP, RPP MANAGER URBAN REGENERATION |
| | |
| RECOMMENDED BY: | |
| | |
| JOHN M. FLEMING, MCIP, RPP MANAGING DIRECTOR, PLANNING AND CITY PLANNER | |

2014-10-03

dm

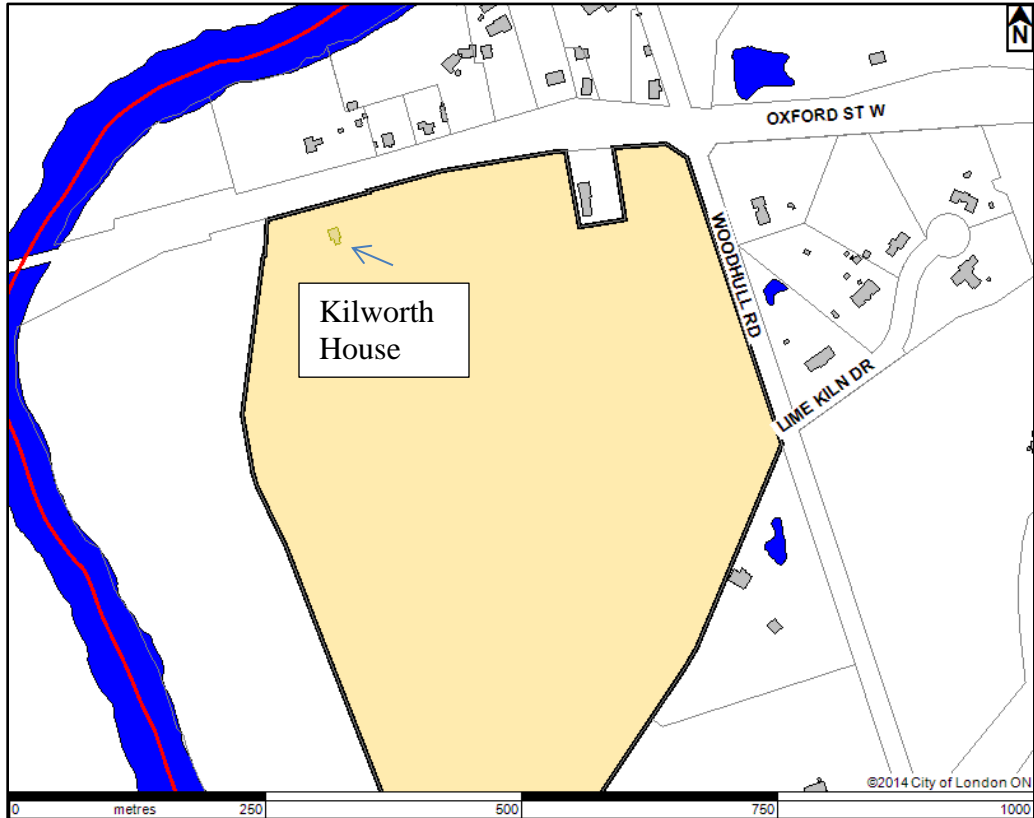
Attach: Appendix 1- Location Maps; Appendix 2- Photos

Y:\Shared\policy\HERITAGE\Demolition\IO properties 2526 Com Rd west & 600 Sanatorium Road\PEC November 4, 2014.docx

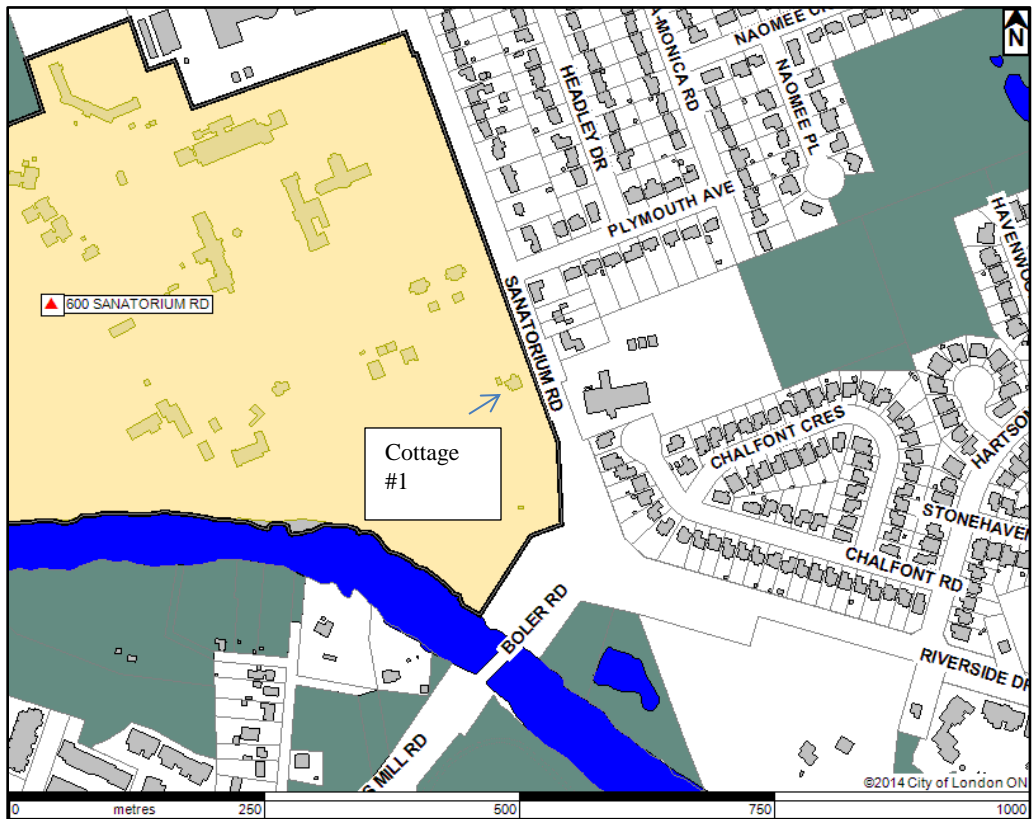
| | |
|--|--|
| | |
|--|--|

D. Menard:

Appendix 1- Location Maps -2526 Oxford Street West



600 Sanatorium Road



| | |
|--|--|
| | |
|--|--|

D. Menard:

Appendix 2 -Photos (additional photos will be shown in Presentation)

2526 Oxford Street West / Commissioners Road West

Kilworth House



600 Sanatorium Road

Cottage #1(Middleton House, Superintendent's Cottage)

