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J. Yanchula

<b>TO:</b>	<b>CHAIR AND MEMBERS PLANNING &amp; ENVIRONMENT COMMITTEE</b>
<b>FROM:</b>	<b>JOHN M. FLEMING MANAGING DIRECTOR, PLANNING AND CITY PLANNER</b>
<b>SUBJECT:</b>	<b>REQUEST FOR DEMOLITION 348 SUNNINGDALE ROAD EAST P. &amp; F. VAN OSS PUBLIC PARTICIPATION MEETING MONDAY, JUNE 15, 2015</b>

<b>RECOMMENDATION</b>
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That, on the recommendation of the Managing Director, Planning & City Planner, with the advice of the Manager of Urban Regeneration, with respect to the request for the demolition of the residence located at 348 Sunningdale Road East, the following report **BE RECEIVED** and;

- i) that Municipal Council advise the Chief Building Official that Council does not intend to issue a notice of its intent to designate the property under Section 29 of the *Ontario Heritage Act*.
- ii) that the existing residence be photo documented by staff prior to any demolition.

<b>PREVIOUS REPORTS PERTINENT TO THIS MATTER</b>
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None.

<b>BACKGROUND</b>
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The property 348 Sunningdale Road East is located on the north side of Sunningdale Road East between Richmond Street and Adelaide Street. (Appendix 1) It is listed on the Inventory of Heritage Resources (the Register) as a Priority 1 property, wherein it is described as an "Ontario Cottage" residence built c. 1860. A request for the demolition of listed properties must be resolved by Council within a 60 day period and provide for a public participation meeting and consultation with the London Advisory Committee on Heritage. The request for the demolition was made by the owners on April 30, 2015.

The Property

The residential structure on the property is a modest wood frame one-and-a-half storey building clad eave to grade in white [buff] brick veneer on most of the facades. The remaining more recent exterior walls are clad in white horizontal siding. Over the years various alterations have been made to the house. The visible portions of the original structure contain few vestiges of the original construction, such as the front-door and 2 front-facade window openings capped by flat arches, and some 2-over-2 pane storm windows. A simple hip roof clad in asphalt shingles faces the street, with more complex roof constructions visible on the other sides of the building that resulted from the subsequent building additions. Some of the exterior trim additions to the original structure, such as applied shutters to the front door and some windows, while visually compatible with the remaining architectural heritage features, are not architecturally proportioned to the original. (Appendix 2)

Agenda Item #

Page #

Item

#  
Page #

**J. Yanchula**

A garage to the east of the house, of no apparent heritage value, is clad in white horizontal siding. The house is sited well back from the street, and largely screened from it by the grove of trees and understorey vegetation surrounding the house. Trees lining either side of the winding driveway are the most notable heritage aspect of the landscaping. (Appendix 2)

The house has been vacant since at least June 2014 when purchased by the current owners, who reside elsewhere. They are seeking its demolition with the intention to build a new residence on the property at some future date. They are not seeking designation of the property.

Designation Under the Ontario Heritage Act

Should municipal Council wish to prevent the demolition of the house, its normal practice has been to issue a notice of its intent to designate the property under *Section 29* of the *Ontario Heritage Act*. A recommendation to designate under this section requires an analysis of the cultural heritage values and attributes as they relate to *Regulation 9/06* of the *Act*. This regulation establishes three broad criteria, any one of which, or a combination of which, may justify designation. With respect to this property, these cultural heritage values and attributes may be considered:

1. Design Values – Some of the architectural proportions and elements of the original house remain visible and may be considered representative of typical vernacular expressions of late 19<sup>th</sup> century rural residential building methods.
2. Historic Associations – City files indicate the land is connected to pioneer families. [More research may be required to confirm this]
3. Contextual Values - The property is currently partially evocative of its rural heritage with respect to its surroundings to the west on the north side of Sunningdale, in contrast to the contemporary housing developments to the east and across the street on the properties to the south. However, because trees and other vegetation blocks the street view of much of the property, and the house itself is set well back from the road, unless one stands in the entrance to the driveway, it is difficult to view it fully.

It is acknowledged that the Inventory of Heritage Resources (the Register) classifies this as a Priority 1 property. The Inventory describes this priority level as follows:

*Priority 1 buildings are London's most important heritage structures and all merit designation under Part IV of the Ontario Heritage Act. They are worthy of protection through whatever incentives may be provided in terms of zoning, bonusing or financial advantage and may be designated without the owner's consent. This group includes not only landmark buildings and buildings in pristine condition, but also lesser well-known structures with major architectural and/or historical significance and important structures that have been obscured by alterations which are reversible.*

Given what little remains visible of the original house, and the lack of historically-relevant attributes available at the writing of this report, in the opinion of staff, none of the above presents a solid case for designation, despite its ascribed priority level.

LACH Consultation

At its meeting held on May 13, 2015, the LACH noted from its Stewardship sub-committee report, that “designation to protect the original portion of the building could not be ruled out at this time without further research”. The Stewardship sub-committee at its May 27, 2015 meeting agreed to pursue further research to present to the June 11, 2015 LACH meeting. Should new and compelling heritage attributes become available for consideration at that LACH meeting, suggesting there is merit to pursuing the designation of this property, LACH may have a

Agenda Item #

Page #

Item

#  
Page #

**J. Yanchula**

recommendation available to present at the June 15, 2015 meeting of the Planning & Environment Committee that differs from this staff report.

**Recommendations**

1. It is recommended that municipal Council not issue a notice of its intention to designate the property under Section 29 of the Ontario Heritage Act; and,
2. It is further recommended that the existing residence be photo documented prior to its demolition.

<b>PREPARED &amp; SUBMITTED BY:</b>
<b>JIM YANCHULA, MCIP, RPP MANAGER, URBAN REGENERATION</b>
<b>RECOMMENDED BY:</b>
<b>JOHN M. FLEMING, MCIP, RPP MANAGING DIRECTOR, PLANNING AND CITY PLANNER</b>

June 2, 2015

JY/

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

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Agenda Item # Page #

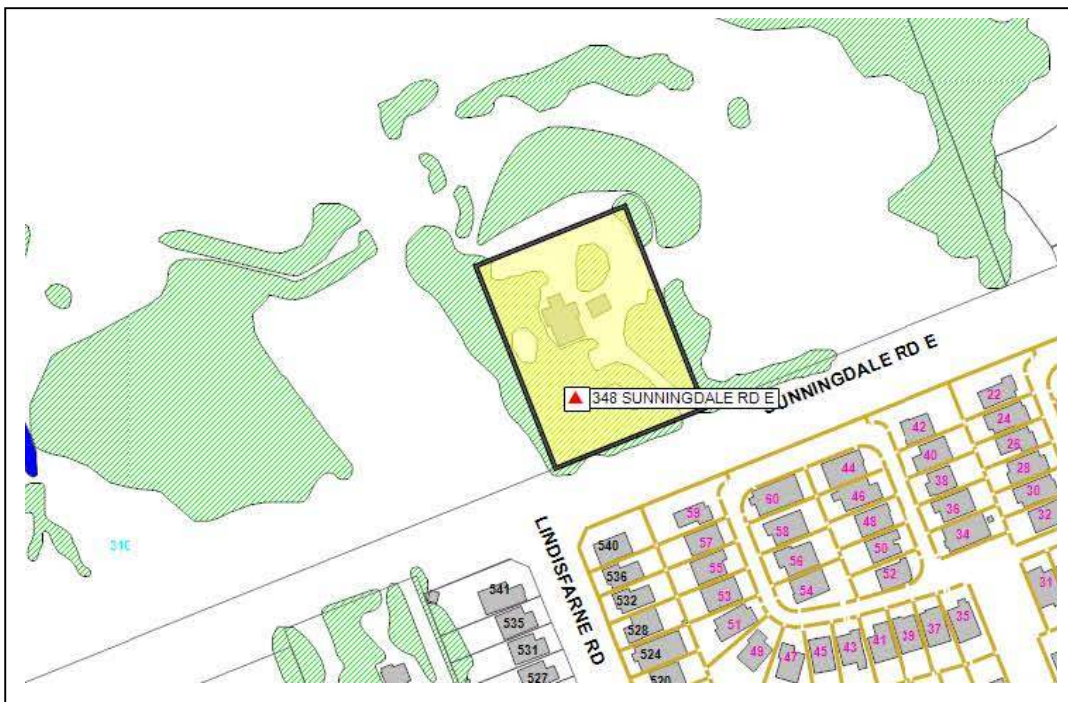
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Item

#  
Page #

J. Yanchula

**Appendix 1: Location Map & Property Map -348 Sunningdale Road East**



Agenda Item #

Page #

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Item

#  
Page #

J. Yanchula

**Appendix 2: Photos of residence and site**



**South façade facing Sunningdale**



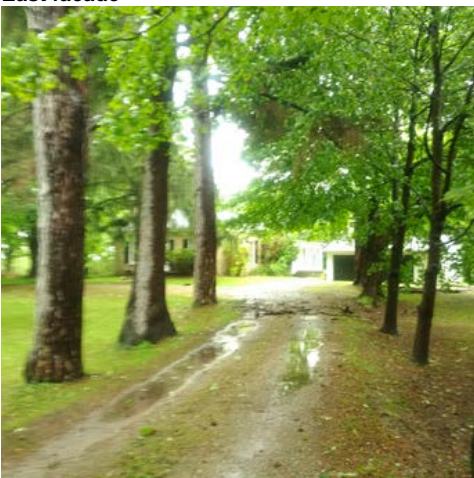
**West facade**



**East facade**



**South facade**



**Tree-lined driveway at property entrance**

Agenda Item #

Page #

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Item

#  
Page #

**J. Yanchula**