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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 1659 WHARNCLIFFE ROAD SOUTH HULLY GULLY LIMITED PUBLIC PARTICIPATION MEETING MONDAY, JULY 20, 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 commercial building located at 1659 Wharncliffe Road South, the following report **BE RECEIVED** 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*.

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

<b>BACKGROUND</b>
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The property at 1659 Wharncliffe Road South is located on the north side of Wharncliffe Road South, just east of Wonderland Road South. (Appendix 1) It is listed on the Inventory of Heritage Resources (the Register) as a Priority 2 property, wherein it is described as the 7 Dwarfs Restaurant, built in the eclectic style c. 1938. 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 owner's agent on June 15, 2015.

The Property

The commercial structure on this property is built in several sections of one and two storeys in addition to two partial basements. (Appendix 2) The building is covered mainly with a steeply pitched roof system featuring several gabled ends, including over a main entrance vestibule. Flat roof portions cover side and rear parts of the building. Both roof systems have plain eaves and verges. Walls are clad mostly in stucco on a rough-stone veneer base. Some half-timbering detailing is featured, mostly in the gables, and decorative quoins line the north stucco-clad chimney. Four bay windows and the remaining flat windows contain large windows with little fenestration detail. A single small octagonal window is set in the wall immediately left of the main entrance which retains a hardwood door in natural finish with large decorative hinges

There is surface parking at the front of the property. No noteworthy landscape features exist.

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The restaurant formerly operating at this property closed in 2007, following a fire. The building currently shows considerable signs of damage and neglect, including sagging roofs, boarded windows as well as damaged exterior lighting fixtures.

**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 – Most of the architectural proportions of the original building remain visible and may be considered representative of vernacular expressions of earlier 20<sup>th</sup> century commercial “theme” architecture.
2. Historic Associations – City files contain no information on this attribute.
3. Contextual Values – the rural landscape that originally surrounded the building fronting onto a narrower highway is no longer present.

It is acknowledged that the Inventory of Heritage Resources (the Register) classifies this as a Priority 2 property. The Inventory describes this priority level as follows:

*Priority 2 buildings merit evaluation for designation under Part IV of the Ontario Heritage Act or as part of a Heritage Conservation District designated under Part V of the Act, even though these builds are not often worthy of designation individually. They may have some important architectural features or historical associations, be part of a significant streetscape or provide an appropriate context for buildings of a higher priority.*

Given what little remains visible of the original structure, 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**

LACH may have a recommendation available from its July 16, 2015 meeting to present at the July 20, 2015 meeting of the Planning & Environment Committee that differs from this staff report. LACH’s Stewardship Subcommittee commented its June 26, 2015 meeting, that 1659 Wharncliffe Road South had lost its iconic status and that there was no context to preserve.

**Recommendation**

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.

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<b>PREPARED AND 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>

July 6, 2015

JY

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

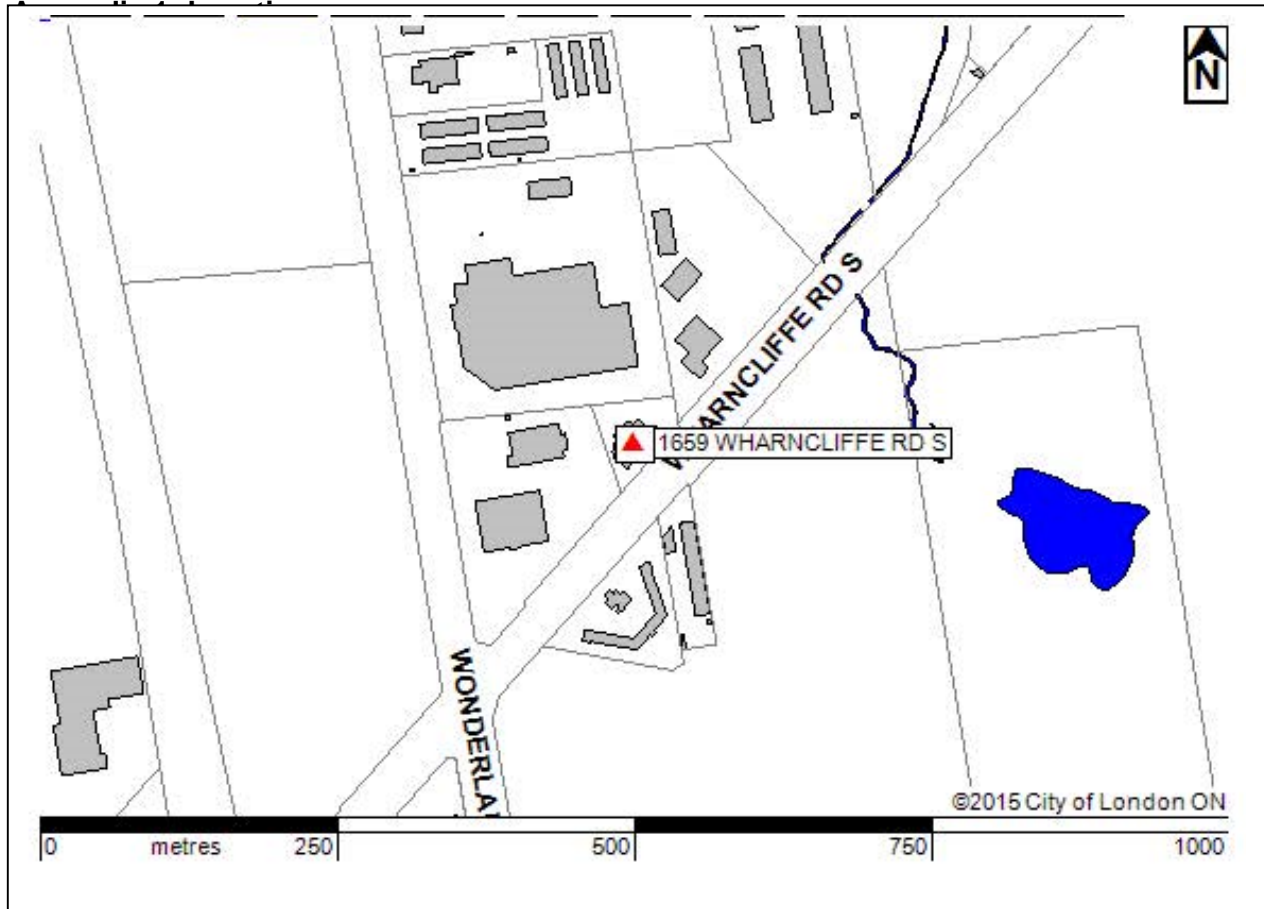
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Appendix 1- Location map



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



Fig 1: Front façade



Fig 2: Front façade, close-up

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Fig. 3: Detail of front entrance property



Fig. 4: north side view of