

TO:	CHAIR AND MEMBERS PLANNING AND ENVIRONMENT COMMITTEE MEETING ON MONDAY NOVEMBER 14, 2016
FROM:	JOHN M. FLEMING MANAGING DIRECTOR, PLANNING AND CITY PLANNER
SUBJECT:	REQUEST FOR DEMOLITION OF HERITAGE LISTED PROPERTY AT 806 VICTORIA STREET BY: THE ROMAN CATHOLIC DIOCESE OF LONDON

RECOMMENDATION

That, on the recommendation of the Managing Director, Planning & City Planner, with the advice of the Heritage Planner, with respect to the request for the demolition of a heritage listed property located at 806 Victoria Street, the Chief Building Official **BE ADVISED** that Municipal Council consents to the demolition of the former administration building.

PURPOSE AND EFFECT OF RECOMMENDED ACTION

The recommended action would allow the requested demolition of the former administration building for the Roman Catholic Diocese of London — at 806 Victoria Street — to proceed.

PREVIOUS REPORTS PERTINENT TO THIS MATTER

2015-04-29: Notice of Site Plan Approval-File #15-001002, 806 Victoria St.

BACKGROUND

Location
The former administration building for the Roman Catholic Diocese of London — at 806 Victoria Street — is located on the grounds of St. Peter’s Cemetery (at the southern edge of the cemetery), just east of Barker Street. It is one of several other structures on the site which now includes new administration offices and an ancillary building which has since been demolished [Appendix A].

Property
The property is included on the *Inventory of Heritage Resources* which was adopted as the Register in 2007.

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Description

The first burial in St. Peter’s Cemetery at 806 Victoria Street was in 1857 with the official recognition of the Cemetery’s establishment in 1861 (Smith and Green). The earliest portion of the Cemetery was situated at the northernmost edge of the grounds, adjacent the Huron Street and was known as St. Peter’s on the Mount. Over the years, the Cemetery has gradually expanded southward towards Victoria Street to its current southernmost edge.

Today, a brick gateway and iron fencing marks the main entrance to St. Peter’s Cemetery at Victoria Street [Appendix B]. The former administrative building is situated immediately within the gateway and is a two-storey house, constructed of buff, yellow brick (white brick) with a precast concrete foundation. Regrettably, minimal information was uncovered about the history of the house (Majer, phone conversation). Built prior to 1910, the house has served as the Cemetery caretaker’s family home for most of its history (O’Neil, phone conversation). More recently, the building has been the Roman Catholic Diocese’s administrative offices, but it is now vacant due to the relocation of the Diocese’s offices to the former garage and storage building (newly adapted, 2015-2016) located adjacent to the house.

The house has a low hipped roof with a prominent front end gable projecting from the façade with a squared window unit centred below. Over the years, the house has undergone significant changes with multiple additions being constructed – enveloping the original house. Windows have been replaced, vinyl siding has been added, and the combined use of eclectic elements suggest Edwardian Classical styling influences; however, much of the original character and heritage features are either absent or have been irrevocably lost.

Demolition Request

A request for the demolition of the heritage listed property was submitted by the owners on October 5, 2016. A request for the demolition of a heritage listed property must be resolved by Municipal Council within a 60 day period and must provide for a public participation meeting before the Planning and Environment Committee and consultation with the London Advisory Committee on Heritage. If Municipal Council does not make a decision on the demolition request by December 4, 2016, the request is deemed permitted.

POLICY REVIEW

Section 2.6.1 of the *Provincial Policy Statement* (2014) directs that “significant built heritage resources and significant cultural heritage landscapes shall be conserved.” “Significant” is defined in the *Provincial Policy Statement* (2014) as, in regards to cultural heritage and archaeology, “resources that have been determined to have cultural heritage value or interest for the important contribution they make to our understanding of the history of a place, and event, or a people.” The objectives of Chapter 13 (Heritage) of the City of London’s *Official Plan* (1989, as amended), as well as the policies of *The London Plan* (adopted 2016), comply with these policies. The Strategic Plan for the City of London 2015-2019 identifies heritage conservation as an integral part of “Building a Sustainable City.”

Register

Municipal Council may include properties on the Register 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. 806 Victoria Street is considered to have potential cultural heritage value or interest as a heritage listed property.

CULTURAL HERITAGE EVALUATION

In the *Inventory of Heritage Resources*, it states that further research is required to determine the cultural heritage value or interest of heritage listed properties. The potential cultural heritage value or interest of the former administration building — at 806 Victoria Street — was determined using the criteria of the *Ontario Heritage Act* Regulation 9/06. These criteria determine cultural heritage value or interest of individual properties based on the following:

- i. Physical or design value;
- ii. Historical or associative value; and/or,
- iii. Contextual value.

A property is required to meet one or more of the abovementioned criteria to merit protection under Section 29 of the *Ontario Heritage Act*. Should the property not meet the criteria for designation, the demolition request should be granted.

A site visit was undertaken by the Heritage Planner on October 21, 2016.

A brief summary of the evaluation is provided below:

Criteria for Determining Cultural Heritage Value or Interest		
Criteria		Evaluation
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	• The building is a common form of expression, material or construction method that is not rare, unique, representative, or an early example.
	Displays a high degree of craftsmanship or artistic merit	• The building displays a standard degree of craftsmanship or artistic merit. Many alterations have not been sympathetic.
	Demonstrates a high degree of technical or scientific achievement	• The building does not demonstrate a high degree of technical or scientific merit.
The property has historical value or associative value because it,	Has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community	• Other than its functional relationship to the Cemetery, the building is not known to have any significant historical associations.
	Yields, or has the potential to yield, information that contributes to an understanding of a community or culture	• The building is not known to yield, or have the potential to yield, information beyond its defined function as the Cemetery caretaker’s residence

	Demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community	<ul style="list-style-type: none"> The building is not known to demonstrate the work or ideas of an architect, artist, builder, designer, or theorist.
The property has contextual value because it,	Is important in defining, maintaining, or supporting the character of an area	<ul style="list-style-type: none"> The building’s form, style and siting do not define, maintain or support the naturalized setting of the Cemetery.
	Is physically, functionally, visually, or historically linked to its surroundings	<ul style="list-style-type: none"> The building has conventional contextual value that is expected with its function as the Cemetery caretaker’s residence. The building is functionally and historically linked to the Cemetery, but not strongly linked either physically or visually.
	Is a landmark	<ul style="list-style-type: none"> The building is not a landmark within the Cemetery grounds nor does it have a strong presence along the street edge.

Consultation

Pursuant to Council Policy for the demolition of heritage listed properties, notification of the demolition request was sent to 213 property owners within 120m of the subject property on October 20, 2016, as well as community stakeholders including the Architectural Conservancy Ontario – London Region, London & Middlesex Historical Society, and the Urban League. Notice was also published in *The Londoner* on October 27, 2016.

At the time of writing, (1) reply was received seeking further information regarding future rebuilding plans on the site (post-demolition).

The LACH was consulted at their meeting held on November 9, 2016 and advised that the property be kept on the *Inventory of Heritage Resources* (Register) as a historic cemetery having the potential for significant cultural and heritage value.

CONCLUSION

The former administration building at 806 Victoria Street as been evaluated using the mandated criteria of *Ontario Heritage Act* Regulation 9/06. The property did not meet the criteria for designation. Designation of this property under the *Ontario Heritage Act* is not recommended. Municipal Council should consent to the demolition of this property and advise the Chief Building Official accordingly.

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PREPARED BY:	SUBMITTED BY:
LAURA E. DENT, M.Arch, PhD, MCIP, RPP HERITAGE PLANNER URBAN REGENERATION	JIM YANCHULA, MCIP, RPP MANAGER URBAN REGENERATION
RECOMMENDED BY:	
JOHN M. FLEMING, MCIP, RPP MANAGING DIRECTOR, PLANNING AND CITY PLANNER	

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Attach:
Appendix A – Maps
Appendix B – Images

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REFERENCES

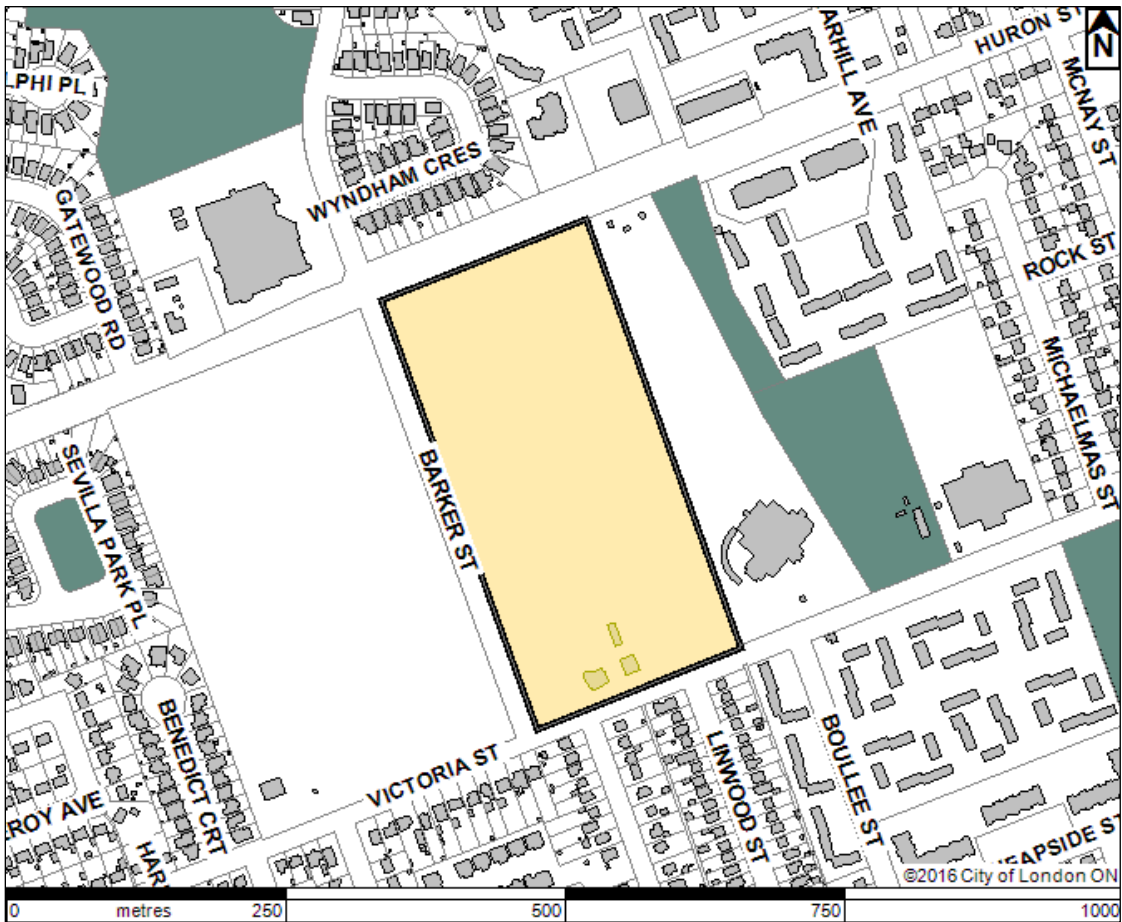
Reference Documents

- Smith, M and Green, M. London Cemeteries and Notable Tombstones (1979). *Families* (G. A. Neville, ed.), vol. 18, no. 4.
- Heritage Planning folder, *Cemetery Policy Information*. City of London, Planning Services.

Other

- Site visit October 21, 2016, and photographs of the same date.
- Phone conversation October 24, 2016, with Joe O’Neil, O’Neil Funeral Home, City of London.
- Phone conversation October 25, 2016, with Debra Majer, archives archivist, Roman Catholic Diocese of London.

APPENDIX A — Maps



Map 1: Property location of 806 Victoria Street.
Former administrative building located closest to Barker Street.



Map 2: Aerial image of 806 Victoria Street.
Former administrative building located closest to Barker Street.

APPENDIX B — Images



Image 1: Front façade, south, of the building



Image 2: Side elevation, west, showing contemporary addition to original building



Image 3: Rear elevation, north, showing contemporary addition to original building



Image 4: Side elevation, east, showing original building with basement entrance



Image 5: Precast concrete foundation



Image 6: New administrative offices



Image 7: Gateway entrance to cemetery



Image 8: Neighbourhood across from entrance