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TO:	CHAIR AND MEMBERS PLANNING AND ENVIRONMENT COMMITTEE MEETING ON MONDAY MARCH 27, 2017
FROM:	JOHN M. FLEMING MANAGING DIRECTOR, PLANNING AND CITY PLANNER
SUBJECT:	REQUEST FOR DEMOLITION OF HERITAGE LISTED PROPERTY AT 34 MUIR STREET BY: SIKORSKI SAUSAGE CO. LTD.

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 34 Muir Street, the following actions **BE TAKEN**:

- a) 34 Muir Street **BE REMOVED** from the *Inventory of Heritage Resources* (Register); and,
- b) The Chief Building Official **BE ADVISED** that Municipal Council consents to the demolition of this property.

PURPOSE AND EFFECT OF RECOMMENDED ACTION

The recommended action would remove the property from the *Inventory of Heritage Resources* (the Register pursuant to Section 27 of the *Ontario Heritage Act*) and allow the requested demolition to proceed.

PREVIOUS REPORTS PERTINENT TO THIS MATTER
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None.

BACKGROUND

Location

The property at 34 Muir Street is located within the gore created by two lines of the Canadian National Railway (originally the Grand Trunk Railway) in east London (Appendix A). Muir Street is a short street which runs north from Brydges Street. 34 Muir Street is located on the west side of Muir Street at its northern terminus.

Property

The property was included on the *Inventory of Heritage Resources* since 1998. The *Inventory of Heritage Resources* was adopted as the Register in 2007. 34 Muir Street is identified as a Priority 2 resource.

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Description

The building located at 34 Muir Street is an Ontario Cottage: it has a hipped roof with a central gable and an arched window above the central front entry which is flanked by a window to either side (Appendix B). This symmetrical built form is an archetype found throughout Ontario, and based in architectural precedence of the Regency cottage of more tropical British colonies. The building is constructed of buff brick (including the foundation), with plain pilasters and frieze detail on the main façade and voussoirs above the windows which have wood (aluminium capped) sills. None of the main floor windows or doors are original. The front stoop is concrete with a metal railing and is not believed to be original. The front door has a plain, segmented arch transom above with a brick voussoir. Evidence found on the exterior of the building suggests it was formerly painted, with the painted removed through abrasive means (e.g. sandblasting – see Appendix B, Image 3). The property also features a shed.

History

Muir Street was part of a subdivision developed by Charles Hutchison. Charles Hutchison was a Crown Attorney, Clerk of the Peace, and active land developer. He developed a plan for Lot 10, in Concession C of the former London Township in 1873, which was registered in 1877. Streets within his subdivision were named for employees of the Great Western Railway. Muir Street was named for Thomas Muir, who was also the owner of Ontario Car Company. Thomas Muir’s personal residence is located at 478 Waterloo Street (built in 1876), now designated as part of the West Woodfield Heritage Conservation District. The building at 34 Muir Street was constructed in circa 1884.

The subject property remained part of the former London Township until it was included within the area annexed by the City of London in 1912. None of the historic plans examined show Muir Street extending beyond its current one-block length.

Demolition Request

A request for the demolition of the heritage listed property was received on February 13, 2017. Municipal Council must respond to a request for the demolition of a heritage listed property within 60 days, including consultation with the London Advisory Committee on Heritage (LACH). Pursuant to Council Policy, a public participation meeting is held at the Planning and Environment Committee. If Municipal Council does not make a decision on the demolition request by April 14, 2017, 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.”

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Register

Municipal Council may include properties on the *Inventory of Heritage Resources* (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. 34 Muir Street is considered to have potential cultural heritage value or interest as a heritage listed property.

Priority levels were assigned to properties included in the *Inventory of Heritage Resources* (Register) as an indication of their potential cultural heritage value. Priority 2 properties are:

“Buildings merit evaluation for designation under Part IV of the *Ontario Heritage Act*. They have significant architectural and/or historical value and may be worthy of protection by whatever incentives may be provided through zoning considerations, bonusing or financial advantages” (*Inventory of Heritage Resource*, 2005).

The *Inventory of Heritage Resources* (Register) states that further research is required to determine the cultural heritage value or interest of heritage listed properties.

CULTURAL HERITAGE EVALUATION

A Cultural Heritage Evaluation Report (CHER) (Dingman, February 10, 2017) was submitted as part of the demolition request for 34 Muir Street (Appendix C). This CHER evaluated the potential cultural heritage value or interest of 34 Muir Street using the criteria of *Ontario Heritage Act* Regulation 9/06, which establishes criteria for determining the cultural heritage value or interest of individual properties. These criteria are:

- 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, accompanied by author of the CHER with authorization from the property owner, on February 10, 2017.

The CHER found that the property did not meet any of the criteria of Regulation 9/06. A summary of the evaluation, found in Section 9 of the CHER, can be found 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	<ul style="list-style-type: none"> • <i>The modest Ontario cottage is not a rare building in the City of London. Representative examples in residential areas are found nearby and are in superior original condition.</i>
	Displays a high degree of craftsmanship or artistic merit	<ul style="list-style-type: none"> • <i>The exterior masonry and original wood trim displays a level of</i>

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		<i>craftsmanship that is not outstanding. Much of the original elements such as doors and windows have been removed. Brick has been sandblasted.</i>
	Demonstrates a high degree of technical or scientific achievement	<ul style="list-style-type: none"> • <i>None found.</i>
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	<ul style="list-style-type: none"> • <i>The associations are generally with land development, the arrival of the railway and industrial growth. The associations are indirect and are not outstanding or exemplary.</i>
	Yields, or has the potential to yield, information that contributes to an understanding of a community or culture	<ul style="list-style-type: none"> • <i>The potential to yield information is hampered physically by isolation within the urban fabric. This is further exacerbated by inharmonious land use designation.</i>
	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"> • <i>The Ontario cottage at 34 Muir Street is a vernacular form of architecture and not attributed to a particular designer.</i>
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"> • <i>The area character is in transition towards a contemporary industrial land use through the zoning by-law. This is inharmonious with strengthening or maintaining a period residential character in the area.</i>
	Is physically, functionally, visually, or historically linked to its surroundings	<ul style="list-style-type: none"> • <i>The house does not display any unique, significant or outstanding links to its surroundings. The surroundings are in transition to an industrial land use.</i>
	Is a landmark	<ul style="list-style-type: none"> • <i>The house is not a landmark.</i>

Consultation

Pursuant to Council Policy for the demolition of heritage listed properties, notification of the demolition request was sent to 50 property owners within 120m of the subject property on February 27, 2017, as well as community groups including the Architectural Conservancy Ontario – London Region, London & Middlesex Historical Society, and the Urban League. Notice was also published in *The Londoner* on March 9, 2017.

The Stewardship Sub-Committee of the LACH reviewed the request for the demolition of 34 Muir Street, as well as the CHER, at its meeting held on February 22, 2017. The Stewardship Sub-Committee did not recommend designation of the property under the *Ontario Heritage Act*. The LACH reviewed the same request and CHER, and did not recommend designation of the property at its meeting on March 8, 2017.

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CONCLUSION

Therefore, the CHER prepared for 34 Muir Street found that the property did not meet the criteria for designation under the *Ontario Heritage Act*. The property is not a significant cultural heritage resource. Staff supports the conclusion of the CHER, which was based in research and evaluation. 34 Muir Street should be removed from the *Inventory of Heritage Resources (Register)* and the demolition be allowed to proceed.

PREPARED BY:	SUBMITTED BY:
KYLE GONYOU, CAHP 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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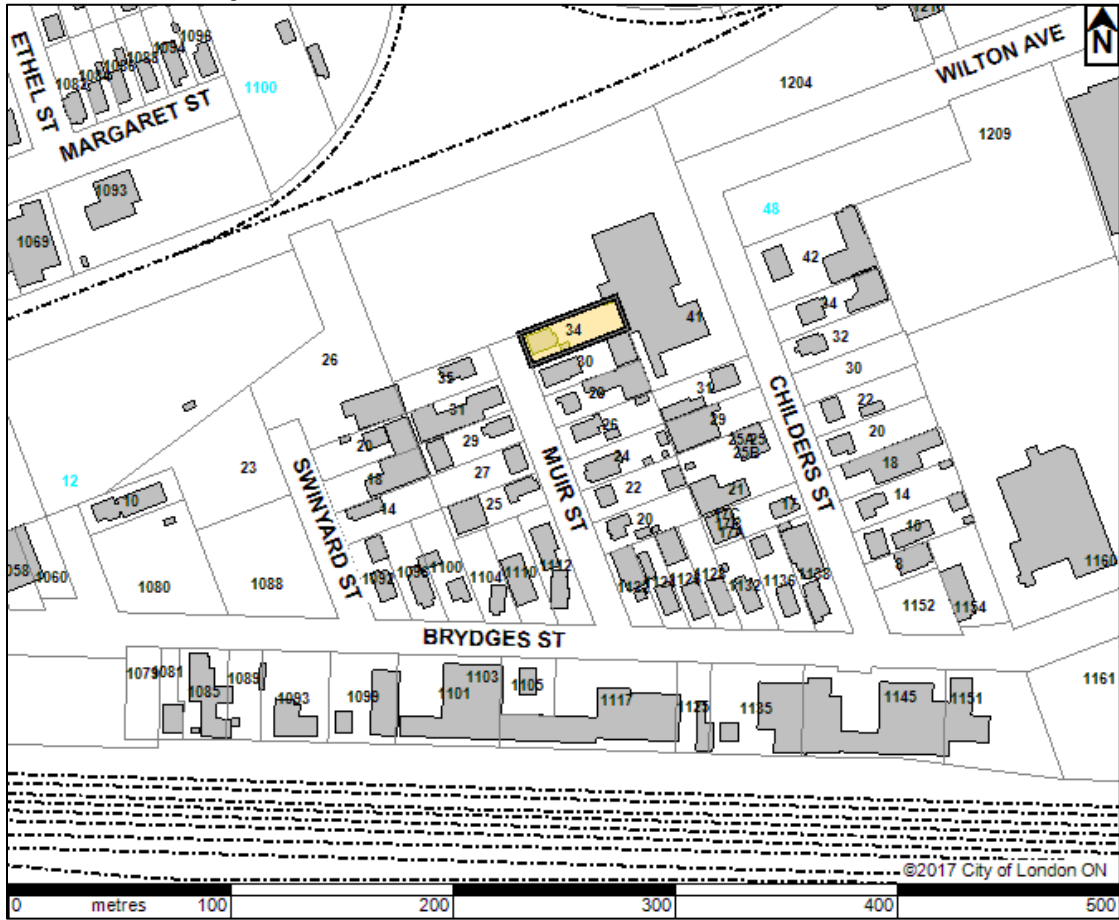
Attach:

- Appendix A – Maps
- Appendix B – Images
- Appendix C – 34 Muir Street, Cultural Heritage Evaluation Report (CHER) (Dingman, February 10, 2017)

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APPENDIX A — Maps



Map 1: Property location of 34 Muir Street.

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Map 2: Aerial image of 34 Muir Street.

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APPENDIX B — Images



Image 1: Main (west) façade of the building located at 34 Muir Street.



Image 2: South and west facades of the building located at 34 Muir Street.



Image 3: Evidence of previous paint on the brick of the building at 34 Muir Street.



Image 4: Rear (east) façade of the building located at 34 Muir Street.



Image 5: Muir Street looking north from Brydges Street.

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APPENDIX C — Cultural Heritage Evaluation Report (CHER) (Dingman, February 10, 2017).