

**14TH REPORT OF THE**  
**LONDON ADVISORY COMMITTEE ON HERITAGE**

Meeting held on November 16, 2017, commencing at 5:30 PM, in Committee Room #5, Second Floor, London City Hall.

**PRESENT:** D. Dudek (Chair), S. Adamsson, D. Brock, J. Cushing, H. Elmslie, H. Garrett, S. Gibson, J. Manness, B. Vasquez, K. Waud and M. Whalley and J. Bunn (Secretary).

**ABSENT:** T. Jenkins.

**ALSO PRESENT:** K. Gonyou, T. Koza, D. MacRae, E. Soldo and J. Yanchula.

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**I. CALL TO ORDER**

1. Disclosures of Pecuniary Interest

That it BE NOTED that no pecuniary interests were disclosed.

**II. SCHEDULED ITEMS**

2. Wharnccliffe Road South Environmental Assessment – 100 Stanley Street

That the Municipal Council and Civic Administration BE ADVISED of the following with respect to the staff report dated November 16, 2017, from the Director, Roads and Transportation, related to the Wharnccliffe Road South Environmental Assessment and the property located at 100 Stanley Street:

- a) the London Advisory Committee on Heritage (LACH) supports the property at 100 Stanley Street remaining in-situ; it being noted that the LACH appreciates the preliminary recommendation, as outlined in the above-noted staff report which includes the Heritage Impact Statement, to relocate the house but this is not the preferred option for the LACH; and,
- b) the LACH has serious concerns about the impact of the proposed road widening on the property located at 100 Stanley Street;

it being noted that the LACH received the attached presentation from G. Thompson, WSP Group and R. Unterman, Unterman McPhail Associates and heard a verbal delegation from N. Finlayson, the property owner.

**III. CONSENT ITEMS**

None.

**IV. SUB-COMMITTEES & WORKING GROUPS**

None.

**V. ITEMS FOR DISCUSSION**

None.

**VI. DEFERRED MATTERS/ADDITIONAL BUSINESS**

None.

**VII. ADJOURNMENT**

The meeting adjourned at 6:43 PM.

**NEXT MEETING DATE: December 13, 2017**



# Wharncliffe Road South Class Environmental Assessment

Becher Street to Commissioners Road

Thursday, November 16, 2017  
London Advisory Committee on Heritage



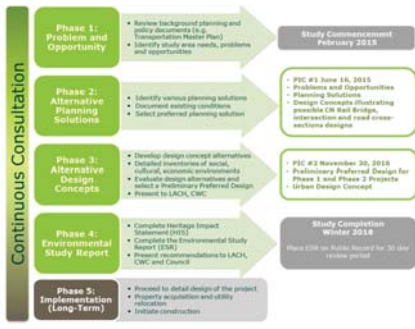
## Presentation Outline

- Wharncliffe Road South Class EA Overview
  - Environmental Assessment Process
  - City of London Plan / Policy context
- Previous LACH Presentation (January 2017)
- Additional Work Completed
- Preliminary Recommendation for 100 Stanley Street
- Next Steps in the Class EA process
- Heritage Impact Statement Overview (Richard Unterman)



## Municipal Class EA Process

- Municipal infrastructure projects subject to Ontario Environmental Assessment (EA) Act through the application of the Municipal Class EA.
- Considers socio-economic, cultural, natural environment in addition to the technical/engineering aspects.
- Often making decisions that deal with overlapping and sometimes competing interests.
- The Wharncliffe Road South Class EA has followed Phases 1 through 4 of the Class EA process.



## Study Context

- Municipal Class EAs are based on higher level plans and policies.
- The City's Transportation Master Plan (TMP) is the key policy framework and plan / program for managing network, including transit and active transportation.
- 2014 Development Charges Background Study identified high level funding allocations and timing.



## Wharncliffe Road South Class EA

**Project 1**

- CN Rail Bridge replacement
- Add one northbound lane
- Horton Street intersection improvements

Implementation is planned immediately following this EA



## Wharncliffe Road South Class EA

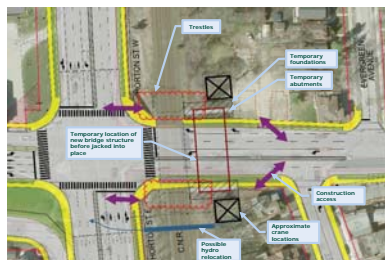
- With respect to Wharncliffe Road South, the TMP recommended two distinct projects that are now being addressed within this Class EA (Refer to previous slide for graphic details):
  - Project 1- TMP recommended implementation on the 5 to 10 year horizon (i.e. 2018 to 2023). The Development Charges Background Study (2014) recommended implementation in 2019.
  - Project 2 - The TMP recommended a 10 to 15 year horizon (i.e. 2023 to 2028).
- The TMP acknowledges that, even with a planned shift to transit and active transportation, many strategic road improvements will still be required.
- Wharncliffe Road South is an arterial road strategically positioned as a north-south route that offers a transportation alternative to Wellington Road for vehicular traffic and an opportunity to support a more efficient transit network.





## Previous Presentation to LACH

- Preliminary Preferred Design Plan and Public Information Centre 2 materials.
- Proposed CNR Bridge Replacement using “in-place” construction.
- Property impacts to 100 Stanley Street.
- LACH not supportive of any potential for demolition of 100 Stanley Street.



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## Review of Heritage Conservation Options

- To examine viable heritage conservation options and provide more certainty to the EA, an additional scope of work was incorporated into the study:
  - identify a range of heritage conservation options
  - complete technical reviews for:
    - construction staging and access in more detail
    - feasibility of maintaining or relocating the dwelling
    - relocation and routing of utilities and municipal services
    - identify key issues and constraints associated with the heritage options
  - prepare a Heritage Impact Statement (HIS) to inform the consideration of heritage value in recommending an approach.
  - consider cultural heritage, socio-economic and technical/engineering aspects and recommend a viable option for 100 Stanley Street.

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## Preliminary Recommendation - Relocate Dwelling to Nearby Property

- Conserves the exterior and interior attributes identified in the By-law.
- Site plan would be developed in future.
- Feasibility of the house move was confirmed and preliminary relocation logistics developed by experienced contractor.
- If approved by Council, and subject to planning approval, a more detailed relocation plan and heritage documentation would be prepared during detailed design.
- No other options to retain the dwelling in its current location are viable and LACH is not supportive of demolition.



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## Other Options Considered

### Preserve 100 Stanley Street In-Situ

- New alignment for Wharncliffe Road South located to the west of existing.
- Undesirable road design issues (intersections and bridge on a long curve).
- Substantial property impacts, therefore significantly higher cost.
- Significant impacts to neighbourhood (including row of 6 homes on Wharncliffe and 4 homes on Evergreen removed with no opportunity for mitigation).
- Not a viable solution.

### Modifications to 100 Stanley Street (Retain Dwelling)

- Retain dwelling on remnant parcel.
- Dwelling would be encased in soldier pile/hoarding for protection during entire construction period (18 to 24 months). Close proximity to significant area/height of temporary earth fill and crane pads.
- Significant change in quality of remnant parcel.
- Permanent utility easements and unencumbered access required on remnant parcel – locations not yet known.
- Risk of reaching a conclusion in detailed design that keeping the dwelling in place is not feasible, or not reasonable in that it would require a solution that carries significantly higher cost.
- Not a viable solution.

### Demolition

- Permanent loss of cultural heritage value.
- Least costly option.
- Not supported by LACH.

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## Next Steps

- The preliminary recommendation to relocate the house will to be carried forward as part of the overall Environmental Study Report (ESR), to Civic Works Committee (CWC).
- CWC considers the recommendation within the context of the ESR and broader budget considerations to make a final recommendation to Council.
- Council will have the final approval authority for the ESR.
- The Council-approved ESR will be subject to a 30 day public review period. Upon resolution of any remaining issues and concerns, the City will proceed to detailed design.
- All process requirements related to the Ontario Heritage Act or permitting /approvals (e.g. Heritage Alteration Permit) will be undertaken during detailed design.

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## Heritage Impact Statement for 100 Stanley Street

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## HIS Content

- The HIS builds on the Cultural Heritage Assessment Report (CHAR) prepared for the Wharnccliffe Road South Class EA Study and includes the following information:
  - Introduction
  - Background Research
  - Statement of Significance
  - Assessment of Existing Condition
  - Heritage Polices
  - Description of the Proposed Development
  - Assessment of the Potential Impacts of the Alternatives
  - Conservation Principles and Mitigation Strategies.

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## History

- The London Advertiser carried an advertisement on February 6, 1892 requesting tenders to be submitted to McBride & James, Architects, for the erection of a two-storey brick residence for John Taylor, Esq., and South London. Taylor's residence at Centre (Evergreen) Avenue and Wharnccliffe Road South was built in 1894 and this may be a reference to that house.
- The owners and tenants of the property at 100 Stanley Street from the late 1800s to the present are as follows:
  - Owner, John Taylor and Estate (c1888 to 1918)
  - Tenant, Maria Theresa Arkell (1901-1902)
  - Tenant, Edgar S. Crawford (1909-1910)
  - Tenant, Robert Laird (1911)
  - Tenant and Owner, Thomas P. and Marie E. Elliot (c1911-1918 and 1918-1952)
  - Owner, Doris Gwendoline Swift (1950s to 1980s)
  - Owner, Stephanie Walkerdine and Catherine Dirksen, in trust
  - Owner, Joseph Hubbard
  - Owner, Nancy Finlayson (1989 to present)

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## HIS Conclusion

- The HIS addresses the direct and indirect heritage impacts related to the options considered by the project team.
- When City Council approves the Environmental Study Report, including the recommendation with respect to 100 Stanley Street, the recommendation should include means to best protect and enhance the cultural heritage value and heritage attributes of the cultural heritage resource including, but not limited to the following:
  - conservation strategies setting out a general course of action will be developed in further detail based on the result of City of London approval; and
  - a mitigation strategy including a conservation scope of work with proposed methods; an implementation and monitoring plan for the security and maintenance of the residence and property; recommendations for additional studies/plans related to, but not limited to: conservation; site specific design guidelines; interpretation/commemoration; and landscape restoration and stabilization; and additional record and documentation.

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This fire insurance plan shows the residence located at 100 Stanley Street [Western Libraries, Maps and Atlases. (Online), City of London Fire Insurance Plans. 1892, revised 1907, Plate 41].

