

Report to Planning and Environment Committee

To: Chair and Members
Planning & Environment Committee

From: John M. Fleming
Managing Director, Planning and City Planner

Subject: Passage of Heritage Designating By-law for 2096 Wonderland Road North

Meeting on: September 10, 2018

Recommendation

That, on the recommendation of the Managing Director, Planning and City Planner, with the advice of the Heritage Planner, the attached by-law to designate 2096 Wonderland Road North to be of cultural heritage value or interest **BE INTRODUCED** at the Municipal Council meeting to be held on September 18, 2018; it being noted that this matter has been considered by the London Advisory Committee on Heritage and public notice has been completed with respect to the designation in compliance with the requirements of the *Ontario Heritage Act*.

Executive Summary

A demolition request for the heritage listed property located at 2096 Wonderland Road North was submitted. Municipal Council issued its Notice of Intent to Designate with the effect of preventing the demolition of the cultural heritage resource. No appeals were received regarding Municipal Council's Notice of Intent to Designate. Passage of the heritage designating by-law is the last step in the designation of the property at 2096 Wonderland Road North under the *Ontario Heritage Act*.

Analysis

1.0 Background

1.1 Property Location

The property at 2096 Wonderland Road North is located on the east side of Wonderland Road North between Fanshawe Park Road West and Sunningdale Road West.

1.2 Previous Reports

May 9, 2018. Report to the LACH: Demolition Request for Heritage Listed Property at 2096 Wonderland Road North by Invest Group Ltd.

May 28, 2018. Report to the PEC: Demolition Request for Heritage Listed Property at 2096 Wonderland Road North by Invest Group Ltd.

1.3 Cultural Heritage Resource

The cultural heritage resource located at 2096 Wonderland Road North is a two storey brick building which was determined to meet the criteria of O. Reg. 9/06, meriting designation under the *Ontario Heritage Act*. The property has cultural heritage value or interest because of its physical/design values as a rare and representative example of a mid-19th century Georgian farmhouse. It was found to have historical/associative values because of its direct historical links to the Warner family, a pioneer family in the former London Township. The property was found to have contextual value because it is physically and historically linked to the surroundings.

1.4 Demolition Request and Notice of Intent to Designate

A demolition request and Heritage Impact Statement was submitted on April 18, 2018. The London Advisory Committee on Heritage (LACH) was consulted at its meeting on May 9, 2018, and a public participation meeting was held at the Planning & Environment Committee (PEC) meeting on May 28, 2018. At its meeting on June 12, 2018, Municipal

Council resolved to issue its Notice of Intent to Designate the property at 2096 Wonderland Road North to be of cultural heritage value or interest. Notice of Intent to Designate was served on the property owner and the Ontario Heritage Trust, and published in *The Londoner* on July 5, 2018. Supplementary notice was served on July 17, 2018. No appeal was received within the statutory 30 day appeal period ending on August 5, 2018.

1.5 Heritage Community Improvement Plan

The Heritage Community Improvement Plan (Heritage CIP) offers two grant programs to address some of the financial impacts of heritage conservation by offering incentives that promote building rehabilitation in conjunction with new development. The Tax Increment Grant provides the registered owner a refund on the increase in the municipal portion of the property tax ensuing from a reassessment as a result of a development or rehabilitation project related to an intensification or change of use which incorporates a heritage designated property. The second initiative is a Development Charges Equivalent Grant which is issued when a heritage designated property is conserved and rehabilitated in conjunction with a development project relating to an intensification or change of use.

A property must be designated under the *Ontario Heritage Act* to be able to access the grant programs of the Heritage CIP. Both the Development Charges Equivalent Grant and the Tax Increment Grant could be leveraged to assist with heritage conservation work for two storey brick house at 2096 Wonderland Road North.

2.0 Conclusion

The property at 2096 Wonderland Road North is a significant cultural heritage resource in the City of London and should be protected under the *Ontario Heritage Act*.

Staff are confident that a compatible infill development can be accommodated on the subject property while ensuring the conservation of this significant cultural heritage resource and its heritage attributes.

Prepared by:	Kyle Gonyou, CAHP Heritage Planner
Submitted by:	Gregg Barrett, AICP Manager, Long Range Planning and Research
Recommended by:	John M. Fleming, MCIP, RPP Managing Director, Planning and City Planner
Note: The opinions contained herein are offered by a person or persons qualified to provide expert opinion. Further detail with respect to qualifications can be obtained from Planning Services	

August 27, 2018
KG/

Appendix A

Bill No.
2018

By-law No. L.S.P.- _____

A by-law to designate 2096 Wonderland Road North
to be of cultural heritage value or interest.

WHEREAS pursuant to the *Ontario Heritage Act, R.S.O. 1990, c. 0.18*, the Council of a municipality may by by-law designate a property including buildings and structures thereon to be of cultural heritage value or interest;

AND WHEREAS notice of intention to so designate the property known as 2096 Wonderland Road North has been duly published and served and no notice of objection to such designation has been received;

NOW THEREFORE the Municipal Council of The Corporation of the City of London enacts as follows:

1. The real property at 2096 Wonderland Road North is designated as being of cultural heritage value or interest for the reasons set out and more particularly described in Schedule "A" attached hereto.
2. The City Clerk is authorized to cause a copy of this by-law to be registered upon the title to the property described in Schedule "A" hereto in the proper Land Registry Office.
3. The City Clerk is authorized to cause a copy of this by-law to be served upon the owner of the aforesaid property and upon the Ontario Heritage Trust and to cause notice of this by-law to be published once in a newspaper of general circulation in The City of London, to the satisfaction of the City Clerk, and to enter the description of the aforesaid property, the name and address of its registered owner, and designation statement explaining the cultural heritage value or interest of the property and a description of the heritage attributes of the property in the Register of all properties designated under the *Ontario Heritage Act*.
4. This by-law comes into force and effect on the day it is passed.

PASSED in Open Council on September 18, 2018.

Matt Brown
Mayor

Catharine Saunders
City Clerk

First Reading – September 18, 2018
Second Reading – September 18, 2018
Third Reading – September 18, 2018

SCHEDULE "A"
To By-law No. L.S.P.-_____

Legal Description

Lot 17, RCP 1028, London

Description of Property

The property at 2096 Wonderland Road North is located on the east side of Wonderland Road North between Fanshawe Park Road East and Sunningdale Road East. A two-storey brick building is located near the northeast corner of the property.

Statement of Cultural Heritage Value or Interest

The residence at 2096 Wonderland Road North has local significance for design/physical value, historical/associative value, and contextual value.

The residence at 2096 Wonderland Road North has physical or design value as a rare and representative example of a mid-19th century Georgian farmhouse. The residence is a two storey structure with a low-pitched hip roof and bookend chimneys. It has a buff brick exterior with a common bond, brick voussoirs, and a stone foundation. The Georgian style of architecture is reflected in the symmetrical façade and minimal use of ornamenting and detail.

The residence at 2096 Wonderland Road North has historical and associative value because of its link with the Warner family. William Warner was the original patent holder on the property, receiving it in 1819. His son, Wesley Warner, inherited the farmstead and was a noted member of London Township for his involvement in the temperance society.

The residence at 2096 Wonderland Road North has contextual value because it is physically and historically linked to its surroundings. It remains located in its original spot on the property and historically reflects the prominent role agriculture played in London Township.

Heritage Attributes

The heritage attributes which support or contribute to the cultural heritage value or interest of the property at 2096 Wonderland Road North include:

- Georgian two storey farmhouse
- Square shaped plan
- Low pitched hip roof with bookend chimneys
- Buff brick construction
- Field stone foundation
- Brick voussoirs above windows

The addition at the rear of the brick building is not considered to be a heritage attribute.