

Report to Planning and Environment Committee

To: Chair and Members
Planning and Environment Committee

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

Subject: Demolition Request for Heritage Listed Property at 2325 Sunningdale Road East by Lafarge Canada Inc.

Public Participation Meeting on: January 6, 2020

Recommendation

That, on the recommendation of the Managing Director, Planning & City Planning, with the advice of the Heritage Planner, with respect to the demolition request for the existing dwelling on the heritage listed property at 2325 Sunningdale Road East, that:

- a) The Chief Building Official **BE ADVISED** that Municipal Council consents to the demolition of the dwelling on this property, and;
- b) The property at 2325 Sunningdale Road East **BE REMOVED** from the Register of Cultural Heritage Resources.

Executive Summary

A demolition request was received for the heritage listed property at 2325 Sunningdale Road East. The subject property is listed on the City of London's Register of Cultural Heritage Resources. When a demolition request is received for a building or structure on a heritage listed property, a formal review process is triggered pursuant to the requirements of the *Ontario Heritage Act* and the Council Policy Manual. A Heritage Impact Assessment accompanied the demolition request for the property, which determined that property at 2325 Sunningdale Road East did not meet the criteria outlined in O.Reg. 9/06, Criteria for Determining Cultural Heritage Value or Interest, and therefore does not have significant cultural heritage value or interest.

The demolition of the dwelling on the subject property would not result in adverse impacts to cultural heritage value or interest.

Analysis

1.0 Background

1.1 Property Location

The property at 2325 Sunningdale Road East is located at the southwest corner of Sunningdale Road East and Clarke Road (Appendix A.) The property is located in the former London Township, annexed by the City of London in 1993.

1.2 Cultural Heritage Status

The property at 2325 Sunningdale Road East is a heritage listed property. The property is considered to be of potential cultural heritage value. The listing of the property on the Register of Cultural Heritage Resources came into force and effect on March 26, 2007.

1.3 Description

The building located at 2325 Sunningdale Road East is a single storey, buff brick residential structure with a gable roof that is estimated to have been built c.1863 (Appendix B. The main façade of the building faces north to Sunningdale Road East, with its main entry located within an enclosed vestibule addition that is centrally located on the façade. The vestibule addition appears to be of frame construction on a concrete foundation, and is clad with an angelstone exterior finish. The vestibule also includes a gable roof, with its gable end facing Sunningdale Road East and is clad in vinyl siding.

The original window openings on the main façade have been retained including the segmental arch brick voussoirs. However, the windows have been replaced. A gable dormer is centrally located on the main façade, also clad with vinyl siding. The front corners of the house have been rebuilt and re-clad with angelstone.

The east and west facades of the dwelling consist of buff brick exterior walls with a set of window openings located on the first and second storeys. The brick lintels and concrete sills are still visible on the west façade, along with portions of the original rubble stone foundation. One of the first floor windows has been filled in on the east façade. A brick chimney is located in between the sets of the windows on the east façade. A black tar/sealant has been used to cover the entire chimney, along with the second storey sills and perimeter of the window openings.

The rear (south) façade of the dwelling consists primarily of buff brick exterior walls, with a small first storey window. A single storey addition has also been constructed onto the rear of the building. The rear addition is clad with brick, however it has been painted white. Evidence of the original buff brick is present, and portions of the foundation indicate its material consists of rubble stone, suggesting that the rear wing is an early addition. This portion of the addition may have functioned as an early summer kitchen for the dwelling. A garage addition has also been constructed onto the rear of the dwelling. The east side of the addition is clad in vinyl siding.

The subject property is approximately 99 acres in size.

1.4 Property History

The precise date of construction for the dwelling located at 2325 Sunningdale Road East has not been clearly established. The Register of Cultural Heritage Resources includes an estimated date of construction of circa 1845. However, early land registry records indicate that Lot 5, Concession V was initially retained as a Crown reserve, and the 200 acre lot was granted to King's College in 1828. This is presumably in connection with the establishment of King's College (now the University of Toronto) one year prior in 1827. Historical research undertaken for the Heritage Impact Assessment (see Section 4.0) indicates that by the early 1860s King's College (also identified as University College) deeded the north half (100 acres) to William Stephens. The property was not registered in Stephens' name until 1884, however Stephens appears to have occupied the lot immediately.

By 1862 William Stephens is noted as the owner of the north part of Lot 5, Concession V on *Tremaine's Map of the County of Middlesex County* (1862) (Appendix A). In 1878 the property, along with a portion of the adjacent lot at Lot 6, Concession V is noted on the *Illustrated Historical Atlas of Middlesex County* as belonging to the "Heirs of Wm Stevens" (see Appendix A). Based on the analysis of the land registry records and *Tremaine's Map of the County of Middlesex County* (1862), it is likely that the dwelling was constructed c.1862.

In the early-20th century the property, land registry records and tax assessments indicate the property was acquired by various owners first by William Stone (c.1906), then Lafayette Quinn (1913), Walter B. Haskett (1918), James Lee (1921), and William Marcus Talbot (1925). In 1936, executors for William Marcus Talbot granted the property to Allan Marcus Talbot. Allan and his wife Bertha Talbot (nee Drennan) married in 1935 and lived on the property where they had five children. The property remained in the Talbot family until the 1960s when portions of the property began to be granted to various commercial enterprises identified as J.F. Marshall and Sons Ltd. (1967) and Standard Industries Ltd. (1979). Historic aerial photography indicates that by 1967 the property was being used for aggregate extraction (see Appendix A).

Today, the land for the property extending south of the dwelling continues to be used for aggregate extraction, the majority of which is used for the extraction of sand and gravel, known as the Talbot Pit (MHBC 4.0).

2.0 Legislative and Policy Framework

2.1 Provincial Policy Statement

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.”

2.2 Ontario Heritage Act

Section 27 of the *Ontario Heritage Act* requires that a register kept by the clerk shall list all properties that have been designated under the *Ontario Heritage Act*. Section 27(1.2) of the *Ontario Heritage Act* also enables Municipal Council to add properties that have not been designated, but that Municipal Council “believes to be of cultural heritage value or interest” on the Register.

The only cultural heritage protection afforded to heritage listed properties is a 60-day delay in the issuance of a demolition permit. During this time, Council Policy directs that the London Advisory Committee on Heritage (LACH) is consulted, and a public participation meeting is held at the Planning & Environment Committee.

Section 29 of the *Ontario Heritage Act* enables municipalities to designate properties to be of cultural heritage value or interest. Section 29 of the *Ontario Heritage Act* also establishes consultation, notification, and process requirements, as well as a process to appeal the designation of a property. Appeals to the Notice of Intent to Designate a property pursuant to Section 29 of the *Ontario Heritage Act* are referred to the Conservation Review Board (CRB), however the final decision rests with Municipal Council until changes to the *Ontario Heritage Act* arising from Bill 108 come into force and effect.

2.3 The London Plan

The Cultural Heritage chapter of *The London Plan* recognizes that our cultural heritage resources define our City’s unique identity and contribute to its continuing prosperity. It notes, “The quality and diversity of these resources are important in distinguishing London from other cities and make London a place that is more attractive for people to visit, live or invest in.” Policies 572_ and 573_ of *The London Plan* enable the designation of individual properties under Part IV of the *Ontario Heritage Act*, as well as the criteria by which individual properties will be evaluated.

2.5 Register of Cultural Heritage Resources

Municipal Council may include properties on the Register of Cultural Heritage Resources 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.

The Register of Cultural Heritage Resources states that further research is required to determine the cultural heritage value or interest of heritage listed properties. The subject property is included on the Register of Cultural Heritage Resources.

3.0 Demolition Request

Written notice of their intention to demolish the house located at 2325 Sunningdale Road East was submitted by a Land Manager for Lafarge Canada Inc. on November 25, 2019 (Appendix C).

Municipal Council must respond to a notice of intention to demolish a heritage listed property within 60 days, or the request is deemed consented. During this 60-day period, the London Advisory Committee on Heritage (LACH) is consulted and, pursuant to Council Policy, a public participation meeting is held at the Planning & Environment Committee (PEC).

The 60-day period for the demolition request for the property at 2325 Sunningdale Road East expires on January 24, 2019.

4.0 Cultural Heritage Evaluation

4.1 Criteria for Determining Cultural Heritage Value or Interest

The criteria of *Ontario Heritage Act* Regulation 9/06 establishes criteria for determining the cultural heritage value or interest of individual properties. These criteria are:

1. Physical or design value:
 - i. Is a rare, unique, representative or early example of a style, type, expression, material or construction method;
 - ii. Displays a high degree of craftsmanship or artistic merit; or,
 - iii. Demonstrates a high degree of technical or scientific achievement.
2. Historical or associative value:
 - i. Has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community;
 - ii. Yields, or has the potential to yield, information that contributes to an understanding of a community or culture; or,
 - iii. Demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.
3. Contextual value:
 - i. Is important in defining, maintaining or supporting the character of an area;
 - ii. Is physically, functionally, visually or historically linked to its surroundings; or,
 - iii. Is a landmark.

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 and the property removed from the *Inventory of Heritage Resources* (Register).

The evaluation of the property using the criteria of *Ontario Heritage Act* Regulation 9/06 can be found below.

4.2 Evaluation

An evaluation of the property at 2325 Sunningdale Road East was undertaken using the criteria outlined in O.Reg. 9/06 in the Heritage Impact Assessment (MHBC 6.0). The evaluation found that the property did not meet any of the criteria of O.Reg. 9/06.

The evaluation of the property determined that although described as “Georgian” on the Register of Cultural Heritage Resources, the property is not a rare, unique, representative, or early example of a style, type, expression, material, or construction method, and does not have design/physical value or historical/associative value.

Speaking to the contextual value, the HIA noted,

The existing house is shown in the 1877 map with rows of trees to the east of the property perhaps to facilitate a wind break. The house continues to remain in-situ and there are remnants of the treed windbreak. However, its original context as an agricultural property has been altered by the aggregate extraction activities on the property. Its original functionality has been, for the most part removed. The house is not important in defining, maintaining or supporting the character of the area as land use of the property has altered its original purpose. It is no longer physically, functionally, visually linked to its surrounding area. It is historically linked to the original land patterns and roadways in its orientation and position, however, not in itself significant or unique to any other agricultural landscape in Ontario. It is not a landmark.

Staff reviewed the Heritage Impact Assessment (MHBC 2019) and the evaluation of the property using the criteria of O.Reg. 9/06. Staff concur with the findings of the evaluation, that the property did not meet any of the criteria of O.Reg. 9/06. Staff also encourage the owner of the property to salvage the existing buff brick materials for re-use if feasible.

The documentation provided in the Heritage Impact Assessment (MHBC 2019) is sufficient documentation of the subject property at 2325 Sunningdale Road East. No further documentation is recommended.

4.3 Consultation

Pursuant to Council Policy for the demolition of heritage listed properties, notification of the demolition request was sent to 12 property owners within 120m of the subject property on December 17, 2019 as well as community groups including the Architectural Conservancy Ontario – London Region, London & Middlesex Historical Society, and the Urban League of London. Notice was also published in *The Londoner*.

5.0 Conclusion

The evaluation of the property at 2325 Sunningdale Road East found that the property did not meet the criteria of O.Reg. 9/06 and therefore does not merit designation under the *Ontario Heritage Act*. Municipal Council should consent to the demolition of the existing dwelling.

Prepared by:	Michael Greguol Heritage Planner
Submitted by:	Gregg Barrett, AICP Manager, Long Range Planning and Research
Recommended by:	John M. Fleming, MCIP, RPP Managing Director, City Planning and City Planner

December 12, 2019
MG/

\\FILE2\users-z\pdp\Shared\policy\HERITAGE\Z:\REASONS.DES\Sunningdale Road East, 2325

Appendix A Property Location

Appendix B Images

Appendix C MHBC Planning, Urban Design & Landscape Architecture, Heritage Impact Assessment, 2325 Sunningdale Road East, London, Ontario (November 2019)

Sources

- MHBC Planning, Heritage Impact Assessment Report, 2325 Sunningdale Road East, City of London, Ontario (November 2019).
- Census. 1851, 1861.1871.
- Tax Assessment Rolls. 1905-1930.
- London Township: Families Past and Present, Volume II.* 2001.
- Land Registry. LRO-33. North Half of Lot 5, Concession V, former London Township.
- Page, H.R. & Co. *Illustrated Historical Atlas of Middlesex County.* 1878
- Ontario Heritage Act.
- Ontario Regulation 9/06.
- City of London. *The London Plan* (2016).

Appendix A – Property Location

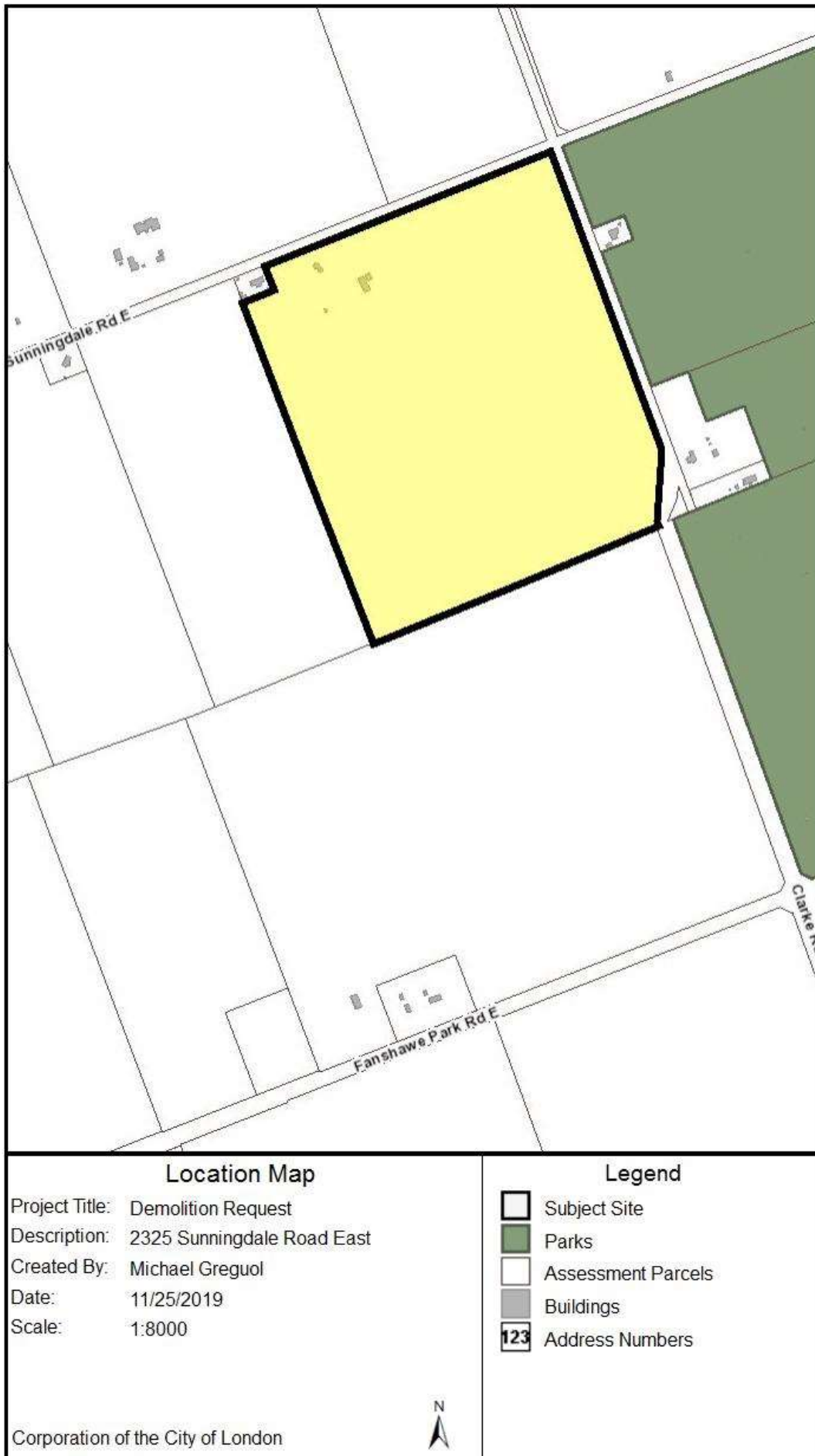


Figure 1: Location of the subject property at 2325 Sunningdale Road East. The dwelling on the property is located at the north side of the property.



Figure 2: Extract from the Tremaine's Map of the County of Middlesex (1862), showing the north half of Lot 5, Concession V in the former London Township (red square). Wm. Stevens is noted as the occupant.

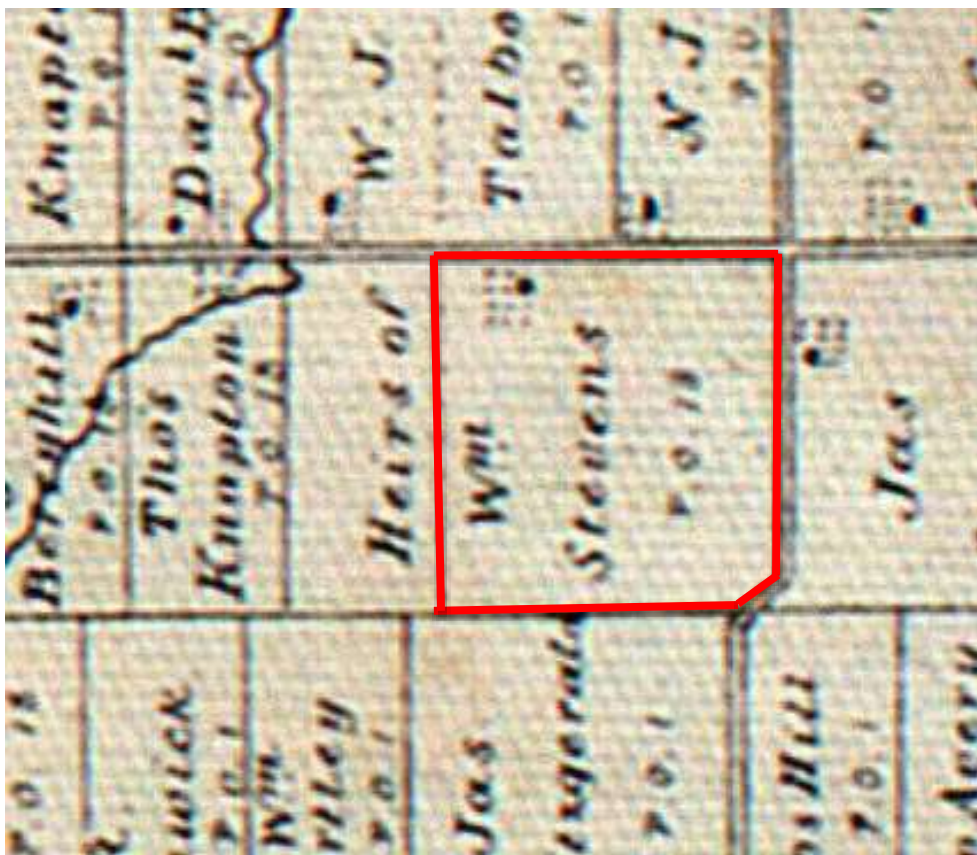


Figure 3: Extract from the Illustrated Historical Atlas of Middlesex County (1878), showing the north half of Lot 5, Concession V in the former London Township (red square). Note: the property as well as portions of the adjacent Lot 6, Concession V are noted as being owned by the "Heirs of Wm. Stevens". Note, a structure is depicted on the property within the approximate location of the existing dwelling.



Figure 4: Extract from a 1967 aerial photograph showing the land use of the beginnings of aggregate extraction on the property



Figure 5: Extract from a 1993 aerial photograph showing the land use on the property transitioning to its current aggregate extraction use



Figure 6: Aerial view showing current land use and aggregate extraction activity on the property.

Appendix B – Images



Image 1: Photograph of the dwelling at 2325 Sunningdale Road East, as shown in the 1993 City of London Inventory of Heritage Resources: Annexed Area.



Image 2: Main (north) facade of the dwelling at 2325 Sunningdale Road East.



Image 3: West facade of the dwelling at 2325 Sunningdale Road East, showing the main house, front entrance at left, and rear addition at right.



Image 4: Rear (south) facade of the dwelling at 2325 Sunningdale Road East showing main house and rear addition.



Image 5: Rear addition to the house at 2325 Sunningdale Road East. Note, a portion of the addition was likely used as an early summer kitchen, and a much large garage has also been added to the rear of the dwelling.



Image 6: View looking north showing the gravel laneway that provides access to the house from Sunningdale Road East



Image 7: Detail showing window on the main (north) facade. Note, several windows on the dwelling have been replaced with vinyl replacement windows.



Image 8: View showing front addition on the house. The date of the addition is unclear, however, the exterior is clad with angelstone and vinyl siding.



Image 9: View showing front northwest corner of the dwelling and access provided in front addition.



Image 10: Detail showing southeast corner of the dwelling. The north corners of the dwelling have been altered with concrete and angelstone cladding.



Image 11: View of the interior of the first floor. The stairs are located at the left of the photograph. The historic floor plan has been extensively altered on the interior of the dwelling.



Image 12: View showing interior of the west wall, showing the location of the fireplace. Note, a chimney is no longer present on the exterior west façade of the dwelling.



Image 13: Interior detail showing fireplace of the dwelling at 2325 Sunningdale Road East.



Image 14: Interior detail, showing the field stone foundation walls of the dwelling at 2325 Sunningdale Road East.

Appendix C – Heritage Impact Assessment

MHBC Planning, Urban Design, & Landscape Architecture, Heritage Impact Assessment, 2325 Sunningdale Road East, City of London, Ontario (November 2019) [attached separately].