

Report to London Advisory Committee on Heritage

To: Chair and Members
London Advisory Committee on Heritage
From: Gregg Barrett,
Director, City Planning and City Planner
Subject: Demolition Request for Heritage Listed Properties at 74
Wellington Road and 78 Wellington Road
Meeting on: Wednesday March 11, 2020

Recommendation

That, on the recommendation of the Director, Planning & City Planner, with the advice of the Heritage Planner, that the properties at 74 Wellington Road and 78 Wellington Road **BE REMOVED** from the Register of Cultural Heritage Resources.

Executive Summary

Cultural Heritage Evaluation Reports for the heritage listed properties at 74 Wellington Road and 78 Wellington Road were completed and determined that the properties do not meet the criteria for designation pursuant to the *Ontario Heritage Act*.

Analysis

1.0 Background

1.1 Property Locations

The subject properties at 74 Wellington Road and 78 Wellington Road are located on the east side of Wellington Road (Appendix A). The property at 74 Wellington Road is located on the southeast corner of Wellington Road and Watson Street. The property at 78 Wellington Road is adjacent, to the south.

1.2 Cultural Heritage Status

The subject properties at 74 Wellington Road and 78 Wellington Road are heritage listed properties.

With the recommendation of the London Advisory Committee on Heritage (LACH), Municipal Council added 347 potential cultural heritage resources identified by the Cultural Heritage Screening Report (CHSR) to the Register of Cultural Heritage Resources at its meeting on March 26, 2017. The CHSR was prepared as part of the background studies for the Transit Project Assessment Process (TPAP) for Rapid Transit. All of these 347 properties are “heritage listed properties.”

1.3 Rapid Transit and Cultural Heritage

During and since TPAP, cultural heritage evaluations of properties along the Rapid Transit corridors have been completed. Some evaluations have found that properties have met the criteria for designation (see Section 3.1), and further cultural heritage assessment (e.g. property-specific Heritage Impact Assessment) is required. Other evaluations have found that properties have not met the criteria for designation, and no further cultural heritage assessment is required.

1.4 Description

The subject property at 74 Wellington Road is described as a single-storey vernacular building constructed in circa 1940-1941 (Appendix B).

The subject property at 78 Wellington Road is described as a single-storey vernacular building constructed in 1948 (Appendix B).

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, an event, or a people.”

“Conserved” is defined in the *Provincial Policy Statement* (2014), “means the identification, protection, management and use of built heritage resources, cultural heritage landscapes and archaeological resources in a manner that ensures their cultural heritage value or interest is retained under the *Ontario Heritage Act*. This may be achieved by the implementation of recommendations set out in a conservation plan, archaeological assessment, and/or heritage impact assessment. Mitigative measures and/or alternative development approaches can be included in these plans and assessments.”

2.2 Ontario Heritage Act

The *Ontario Heritage Act* enables municipalities to protect properties that are of cultural heritage value or interest.

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. Listing a property on the Register is an important action to “flag” the potential cultural heritage value or interest of properties during decision making processes.

As consultation with the LACH is required to add a property to the Register, consultation with the LACH is required before a property may be removed from the Register by Municipal Council.

2.4 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,” pursuant to Section 27(1.2) of the *Ontario Heritage Act*. These properties are not designated, but are considered to be of 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.

2.5 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.

3.0 Cultural Heritage Evaluation

3.1 Criteria for Determining Cultural Heritage Value or Interest

The criteria of Ontario 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 any of the criteria, the property should be removed from the Register.

3.2 Cultural Heritage Evaluation Report

The subject properties were individually evaluated in the “Wellington 35” group Cultural Heritage Evaluation Report (CHER) that was undertaken as part of the Transit Project Assessment Process (TPAP) for Rapid Transit (AECOM, February 2019).

The CHER evaluated each of the subject properties using the criteria of Ontario Regulation 9/06 (see Section 3.1 for the criteria). The Heritage Planner had the opportunity to review and comment on the CHER; the Heritage Planner concurs with the evaluations presented in the CHER. The Stewardship Sub-Committee was circulated the CHER for review and comment at its meeting on January 30, 2019; the LACH was consulted on the CHER at its meeting on February 13, 2019. A link to the CHER for the subject properties can be found at the end of this report.

The evaluation of the property at 74 Wellington Road found that the property did not meet the criteria of Ontario Regulation 9/06. The CHER did not recommend any further cultural heritage assessment for the property at 74 Wellington Road.

The evaluation of the property at 78 Wellington Road found that the property did not meet the criteria of Ontario Regulation 9/06. The CHER did not recommend any further cultural heritage assessment for the property at 78 Wellington Road.

3.4 Consultation

Pursuant to the Council Policy Manual, notification of the demolition request has been sent to 75 property owners within 120m of the subject properties on February 28, 2020, as well as community groups including the Architectural Conservancy Ontario – London Region, London & Middlesex Historical Society, and the Urban League. Notice is also published in *The Londoner* on March 26, 2020.

4.0 Conclusion

The evaluation of the subject properties at 74 Wellington Road and 78 Wellington Road using the criteria of Ontario Regulation 9/06 found that the properties do not meet the criteria for designation under the *Ontario Heritage Act*. The properties at 74 Wellington Road and 78 Wellington Road should be removed from the Register of Cultural Heritage Resources.

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Submitted and Recommended by:	Gregg Barrett, AICP Director, City Planning and City Planner

March 4, 2020
KG/

C. Jennie Dann, Director, Major Projects
Daryl Diegel, Manager I, Facilities Capital Projects

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74 Wellington Road, 78 Wellington Road.docx

Appendix A Subject Property Locations
Appendix C Images

Links to Cultural Heritage Evaluation Report

AECOM. "Cultural Heritage Evaluation Report 35 Properties, Wellington Road, London, Ontario London Bus Rapid Transit – Transit Project Assessment Process." February 2019.

74 Wellington Road (see Item 2.1.6 on the LACH Agenda for its meeting on February 13, 2019: <https://pub-london.escribemeetings.com/meeting.aspx?Id=e2513031-ed04-4bd3-8964-fd001613cc23&Agenda=Merged&lang=English>)

78 Wellington Road (see Item 2.1.6 on the LACH Agenda for its meeting on February 13, 2019: <https://pub-london.escribemeetings.com/meeting.aspx?Id=e2513031-ed04-4bd3-8964-fd001613cc23&Agenda=Merged&lang=English>)

Appendix A – Subject Property Locations



Figure 1: Location Map identifying the subject properties at 74 Wellington Road and 78 Wellington Road.

Appendix B – Images



Image 1: Photograph of the property at 74 Wellington Road, with the property at 78 Wellington Road in the background.



Image 2: Photograph of the property at 74 Wellington Road.



Image 3: Photograph of the property at 78 Wellington Road.