

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 Property at 88 Wellington Road
Date: Wednesday April 14, 2021

Recommendation

That, on the recommendation of the Director, City Planning and City Planner, with the advice of the Heritage Planner, that the property at 88 Wellington Road **BE REMOVED** from the Register of Cultural Heritage Resources.

It being noted that the two stained glass windows pictured in Appendix B should be salvaged prior to the building's demolition.

Executive Summary

A Cultural Heritage Evaluation Report (CHER) was completed for the heritage listed property at 88 Wellington Road. The CHER determined that the property does not meet the criteria for designation pursuant to the *Ontario Heritage Act*. The property should be removed from the Register of Cultural Heritage Resources. Removing the property from the Register of Cultural Heritage Resources will allow the demolition of the property to proceed.

Linkage to the Corporate Strategic Plan

This recommendation supports the following 2019-2023 Strategic Plan area of focus:

- Strengthening Our Community:
 - Continue to conserve London's heritage properties and archaeological resources

Analysis

1.0 Background Information

1.1 Property Location

The subject property at 88 Wellington Road is located on the east side of Wellington Road (Appendix A). The property is just south of Watson Street.

1.2 Cultural Heritage Status

The subject property at 88 Wellington Street is a heritage listed property pursuant to Section 27(1.2) of the *Ontario Heritage Act*.

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.

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 4.0), 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 existing dwelling on the subject property at 88 Wellington Road was built in about 1907. It is a one-and-a-half storey structure with a steeply pitched gable roof with a dormer (Appendix B). The first storey of the dwelling is clad in buff bricks, with the upper storey clad in horizontal siding. The dwelling has been previously altered, which has affected its integrity in demonstrating influences of the Queen Anne Revival architectural style. There are two extant stained glass windows, the arched transom of the front window and the transom of the front door.

2.0 Discussion and Considerations

2.1 Legislative and Policy Framework

Cultural heritage resources are to be conserved and impacts assessed as per the fundamental policies of the *Provincial Policy Statement (2020)*, the *Ontario Heritage Act*, and *The London Plan* and the *Official Plan (1989, as amended)*.

2.1.1 Provincial Policy Statement

Section 2.6.1 of the *Provincial Policy Statement (2020)* directs that “significant built heritage resources and significant cultural heritage landscapes shall be conserved.”

“Significant” is defined in the *Provincial Policy Statement (2020)* as, regarding cultural heritage and archaeology, “resources that have been determined to have cultural heritage value or interest. Processes and criteria for determining cultural heritage value or interest are established by the Province under the authority of the *Ontario Heritage Act*.”

“Conserved” is defined in the *Provincial Policy Statement (2020)*, “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. This may be achieved by the implementation of recommendations set out in a conservation plan, archaeological assessment and/or heritage impact assessment that has been approved, accepted or adopted by the relevant planning authority and/or decision-maker. Mitigative measures and/or alternative development approaches can be included in these plans and assessments.”

2.1.2 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.

2.1.3 Ontario Regulation 9/06

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.

2.1.4 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.

2.1.5 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.

2.2 Demolition Request

The City has acquired the subject property at 88 Wellington Road for the Rapid Transit project. Following acquisition of the property, the City has submitted written notice of intention to demolish the building or structure on the heritage listed property, in compliance with the requirements of Section 27(3) of the *Ontario Heritage Act*.

2.3 Consultation

During the TPAP, the LACH was consulted on number of cultural heritage matters arising from the project including cultural heritage evaluations completed where direct impacts where possible. Following consultation with the Stewardship Sub-Committee, the LACH was consulted on the “Wellington 35” Group Cultural Heritage Evaluation Report (CHER), which included the property at 88 Wellington Road, at its meeting on February 13, 2019. The Stewardship Sub-Committee and the LACH supported the conclusion of the “Wellington 35” Group CHER, which found that the property did not meet the criteria of Ontario Regulation 9/06.

Pursuant to the Council Policy Manual, notification of the demolition request has been sent to 70 property owners within 120m of the subject property on March 29, 2021, as well as community groups including the Architectural Conservancy Ontario – London Region, London & Middlesex Historical Society, and the Urban League. Notice was published in *The Londoner* on April 1, 2021.

3.0 Financial Impact/Considerations

None.

4.0 Key Issues and Considerations

4.1. Does the Subject Property Meet the Criteria for Designation?

The subject property was individually evaluated in the “Wellington 35” Group CHER that was undertaken as part of the TPAP for Rapid Transit (AECOM, February 2019; digital link to the “Wellington 35” Group CHER at the end of this report).

The CHER evaluated the subject property using the criteria of Ontario Regulation 9/06 (see Section 2.1.3 of this report for the criteria). The Heritage Planner had the opportunity to review and comment on the CHER; the Heritage Planner concurs with the evaluation presented in the CHER.

The evaluation of the property at 88 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 88 Wellington Road.

While the subject property did not meet the criteria for designation, it still retains historic stained glass windows that should be salvaged prior to the building’s demolition. Stained glass windows can be found in the arched transom above the front window and the rectangular transom above the front door (see Appendix B). Other elements of the building should be salvaged to avoid unnecessary additions to the landfill.

Conclusion

Cultural heritage matters are an important consideration through any process of change. Potential cultural heritage resources were identified, inventoried, and flagged for further work and evaluation during and following the TPAP for Rapid Transit. As the project has progressed, properties have been evaluated to determine if they demonstrate sufficient cultural heritage value or interest to warrant designation pursuant to the *Ontario Heritage Act* and if any further cultural heritage studies are required.

The subject property at 88 Wellington Road was evaluated as part of the “Wellington 35” Group CHER and found to not meet the criteria for designation pursuant to the *Ontario Heritage Act*. The property should be removed from the Register of Cultural Heritage Resources. Removing the property from the Register of Cultural Heritage Resources will allow the demolition of the property to proceed.

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Appendices

Appendix A Property Location
Appendix B Images

Link to “Wellington 35” Group Cultural Heritage Evaluation Report (AECOM, February 2019): <https://pub-london.escribemeetings.com/Meeting.aspx?id=e2513031-ed04-4bd3-8964-fd001613cc23&Agenda=Merged&lang=English> (see Item 2.1, attachment 6)

Appendix A – Subject Property Location



Figure 1: Location map of the subject property at 88 Wellington Road.

Appendix B – Images



Image 1: Photograph of the subject property at 88 Wellington Road, seen from the west side of Wellington Road looking east (April 5, 2021).



Image 2: Photograph showing the north and west (main) elevations of the building at 88 Wellington Road (April 5, 2021).



Image 3: Detail photograph of the arched transom over the front window with stained glass (April 5, 2021). The stained glass has an urn and floral motif, typical of the period of construction for the subject property. Salvage of this window in advance of demolish is strongly encouraged.



Image 4: Detail photograph of the rectangular transom over the front doorway with stained glass (April 5, 2021). The stained glass has an urn and floral motif, typical of the period of construction for the subject property. Salvage of this window in advance of demolish is strongly encouraged.