

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: Request to Remove Properties from the *Register of Cultural Heritage Resources*
Date: Wednesday May 12, 2021

Recommendation

That, on the recommendation of the Director, City Planning and City Planner, with the advice of the Heritage Planner, that the following properties **BE REMOVED** from the Register of Cultural Heritage Resources:

- a) 1033-1037 Dundas Street
- b) 1 Kennon Place
- c) 19 Raywood Avenue
- d) 32 Wellington Road
- e) 34 Wellington Road
- f) 90 Wellington Road
- g) 98 Wellington Road
- h) 118 Wellington Road
- i) 120 Wellington Road
- j) 122 Wellington Road
- k) 126 Wellington Road
- l) 134 Wellington Road
- m) 136 Wellington Road
- n) 138 Wellington Road
- o) 140 Wellington Road
- p) 142 Wellington Road
- q) 166 Wellington Road
- r) 220 Wellington Road
- s) 247 Wellington Road
- t) 249 Wellington Road
- u) 251 Wellington Road
- v) 253-255 Wellington Road
- w) 261 Wellington Road
- x) 263 Wellington Road
- y) 265 Wellington Road
- z) 267 Wellington Road
- aa) 269 Wellington Road
- bb) 271 Wellington Road
- cc) 273 Wellington Road
- dd) 275 Wellington Road
- ee) 285 Wellington Road
- ff) 287 Wellington Road
- gg) 289 Wellington Road
- hh) 297 Wellington Road
- ii) 301 Wellington Road
- jj) 327 Wellington Road
- kk) 331 Wellington Road
- ll) 333 Wellington Road
- mm) 72 Wellington Street
- nn) 44 Wharncliffe Road North

Executive Summary

During the Transit Project Assessment Process (TPAP) for Rapid Transit, potential cultural heritage resources were identified in the Cultural Heritage Screening Report

(CHSR). The LACH recommended that Municipal Council add the subject properties to the Register of Cultural Heritage Resources.

Since then, the subject properties have been evaluated using the criteria of Ontario Regulation 9/06, which has determined that the subject properties do not meet the criteria for designation pursuant to the *Ontario Heritage Act*. The subject properties should be removed from the Register of Cultural Heritage Resources.

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

There are 40 properties that are the subject of this report (Appendix A-B).

1.2 Cultural Heritage Status

The subject properties are heritage listed properties 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 have been completed for impacted properties along the Rapid Transit corridors. Some evaluations have found that properties have met the criteria for designation, 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.

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.

2.3 Consultation

During and following 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. The meetings at which the LACH was consulted on the CHERs is noted in Appendix C.

Pursuant to the Council Policy Manual, notification of the request to remove the subject properties from the Register of Cultural Heritage Resources has been sent to 630 property owners within 120m of the subject properties on May 10, 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 May 13, 2021.

3.0 Financial Impact/Considerations

None.

4.0 Key Issues and Considerations

4.1 Do the Subject Properties Meet the Criteria for Designation?

Each of the 40 subject properties were individually evaluated in their respective CHER that was undertaken either during or following the TPAP for Rapid Transit (see Appendix C).

The CHER evaluated each of the subject properties 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 CHERs; the Heritage Planner concurs with the evaluations presented in the CHERs.

The evaluations for the subject properties found that each property did not meet the criteria of Ontario Regulation 9/06 for designation pursuant to the *Ontario Heritage Act*.

As the subject properties have not met the criteria for designation, the subject properties should be removed from the Register of Cultural Heritage Resources.

4.2 What Properties Will Require Further Cultural Heritage Assessment?

While the subject properties have not met the criteria for designation pursuant to the *Ontario Heritage Act*, other properties were evaluated and found to demonstrate cultural heritage value or interest. These cultural heritage resources are identified in the Cultural Heritage Screening Report (CHSR) and included in the “Commitments to Future Work” in Section 7 of the Environmental Project Report (EPR) for the London Bus Rapid Transit Assessment Process. By Rapid Transit corridor, these properties include:

Downtown Loop

- Downtown Heritage Conservation District
- West Woodfield Heritage Conservation District

East London Link

- 869-871 Dundas Street
- 1156 Dundas Street
- 850 Highbury Avenue North
- 100 Kellogg Lane
- 900 King Street

Wellington Gateway

- 129-131 Wellington Street

- 16 Wellington Road
- 26 Wellington Road
- 28 Wellington Road
- 30 Wellington Road
- 174 Wellington Road
- 243 Wellington Road, 49-55 Foxbar Road

Heritage Impact Assessment (HIA) will be completed for cultural heritage resources during the Detailed Design phase of each Rapid Transit segment. The HIA will provide recommendations to ensure that significant cultural heritage resources are conserved and that adverse impacts are mitigated.

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.

Each of the 40 subject properties were evaluated using the criteria of Ontario Regulation 9/06. The conclusion of those evaluations found that the subject properties did not meet the criteria for designation. Therefore, the subject properties should be removed from the Register of Cultural Heritage Resources.

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C: Bryan Baar, Manager II, Realty Services
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Appendices

Appendix A Properties Location
Appendix B Images
Appendix C Links to Cultural Heritage Evaluation Reports

Appendix A – Subject Properties Location

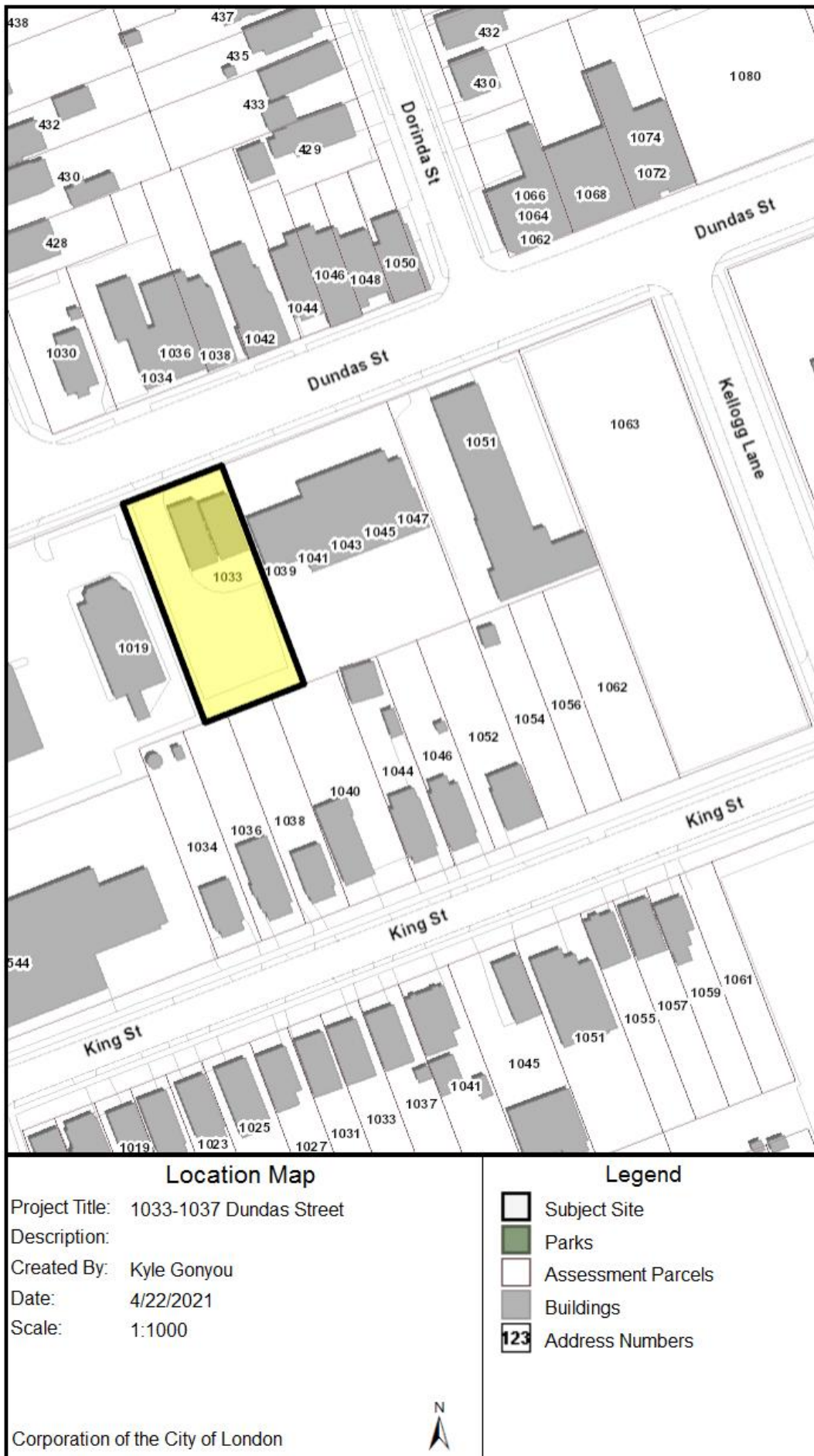


Figure 1: Location map of the subject property at 1033-1037 Dundas Street.



Figure 2: Location of subject properties along Wellington Road, including Kenon Place.



Figure 3: Location of subject properties along Wellington Road, including Raywood Avenue.



Figure 4: Location of subject properties along Wellington Road.



Figure 5: Location of the subject property at 72 Wellington Street.

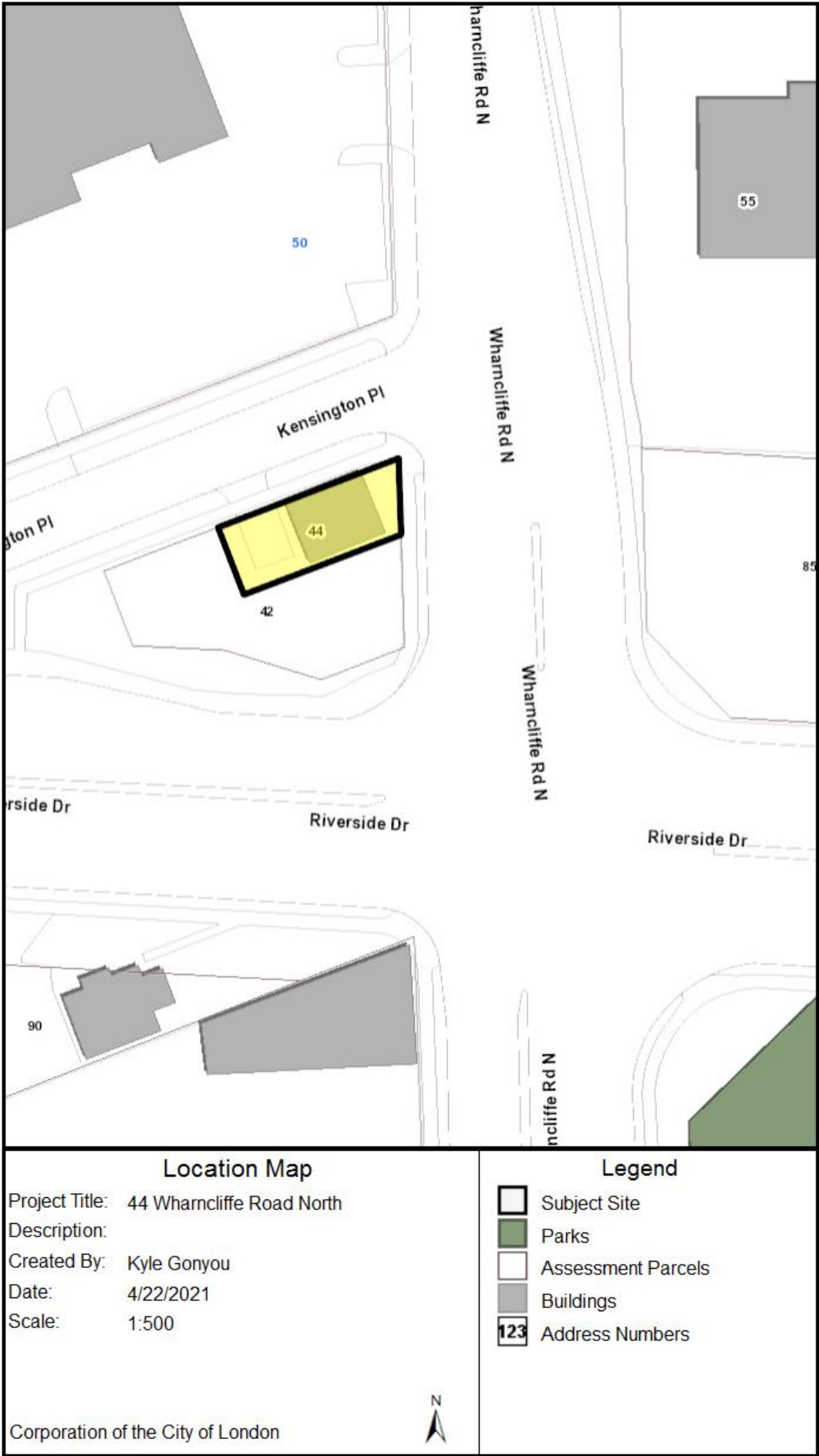


Figure 6: Location of the subject property at 44 Wharcliffe Road North.

Appendix B – Images



Image 1: Subject property at 1033-1037 Dundas Street.



Image 2: Subject property at 1 Kennon Place.



Image 3: Subject property at 19 Raywood Avenue.



Image 4: Subject property at 32 Wellington Road.



Image 5: Subject property at 34 Wellington Road.



Image 6: Subject property at 90 Wellington Road.



Image 7: Subject property at 98 Wellington Road.



Image 8: Subject property at 118 Wellington Road.



Image 9: Subject property at 120 Wellington Road.



Image 10: Subject property at 120 Wellington Road.



Image 11: Subject property at 126 Wellington Road.



Image 12: Subject property at 134 Wellington Road.



Image 13: Subject property at 136 Wellington Road.



Image 14: Subject property at 138 Wellington Road.



Image 15: Subject property at 140 Wellington Road.



Image 16: Subject property at 142 Wellington Road.



Image 17: Subject property at 166 Wellington Road.



Image 18: Subject property at 220 Wellington Road.



Image 19: Subject property at 247 Wellington Road.



Image 20: Subject property at 249 Wellington Road.



Image 21: Subject property at 251 Wellington Road.



Image 22: Subject property at 253-255 Wellington Road.



Image 23: Subject property at 261 Wellington Road.



Image 24: Subject property at 263 Wellington Road.



Image 25: Subject property at 265 Wellington Road.



Image 26: Subject property at 267 Wellington Road.



Image 27: Subject property at 269 Wellington Road.



Image 28: Subject property at 271 Wellington Road.



Image 29: Subject property at 273 Wellington Road.



Image 30: Subject property at 275 Wellington Road.



Image 31: Subject property at 285 Wellington Road.



Image 32: Subject property at 287 Wellington Road.



Image 33: Subject property at 289 Wellington Road.



Image 34: Subject property at 297 Wellington Road.



Image 35: Subject property at 301 Wellington Road.



Image 36: Subject property at 327 Wellington Road.



Image 37: Subject property at 331 Wellington Road.



Image 38: Subject property at 333 Wellington Road.



Image 39: Subject property at 72 Wellington Street.



Image 40: Subject property at 44 Wharcliffe Road North.

Appendix C – Links to Cultural Heritage Evaluation Reports

- 1033-1037 Dundas Street** (see Item 2.5.b on the LACH Agenda for its meeting on February 12, 2020: <https://pub-london.escribemeetings.com/Meeting.aspx?Id=00ce0c90-0d8b-44b2-8ba8-1a597e4d45ef&Agenda=Agenda&lang=English>)
- 1 Kennon Place** (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>)
- 19 Raywood Avenue** (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>)
- 32 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>)
- 34 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>)
- 90 Wellington Road** (see Item 2.3.a on the LACH Agenda for its meeting on December 11, 2019: <https://pub-london.escribemeetings.com/Meeting.aspx?Id=2cc746df-9931-4ec0-aad1-74dce8ed2c79&Agenda=Agenda&lang=English>)
- 98 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>)
- 118 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>)
- 120 Wellington Road** (see Item 2.3.c on the LACH Agenda for its meeting on December 11, 2019: <https://pub-london.escribemeetings.com/Meeting.aspx?Id=2cc746df-9931-4ec0-aad1-74dce8ed2c79&Agenda=Agenda&lang=English>)
- 122 Wellington Road** (see Item 5.1.5 on the LACH Agenda for its meeting on December 12, 2018: <https://pub-london.escribemeetings.com/meeting.aspx?Id=3f6f099c-d4cf-4d84-a79e-514da97b85e9&Agenda=Merged&lang=English>)
- 126 Wellington Road** (see Item 5.1.6 on the LACH Agenda for its meeting on December 12, 2018: <https://pub-london.escribemeetings.com/meeting.aspx?Id=3f6f099c-d4cf-4d84-a79e-514da97b85e9&Agenda=Merged&lang=English>)
- 134 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>)
- 136 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>)
- 138 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>)
- 140 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>)
- 142 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>)
- 166 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>)
- 220 Wellington Road** (see Item 5.1.7 on the LACH Agenda for its meeting on December 12, 2018: <https://pub-london.escribemeetings.com/meeting.aspx?Id=3f6f099c-d4cf-4d84-a79e-514da97b85e9&Agenda=Merged&lang=English>)

November 13, 2019: <https://pub-london.escribemeetings.com/Meeting.aspx?Id=c4d824c9-20eb-4ee9-bdca-ab46d6316ad0&Agenda=Merged&lang=English>)

72 Wellington Street (see Item 2.5.a on the LACH Agenda for its meeting on February 12, 2020: <https://pub-london.escribemeetings.com/Meeting.aspx?Id=00ce0c90-0d8b-44b2-8ba8-1a597e4d45ef&Agenda=Agenda&lang=English>)

44 Wharnccliffe Road North (see Item 5.1.3 on the LACH Agenda for its meeting on December 12, 2018: <https://pub-london.escribemeetings.com/meeting.aspx?Id=3f6f099c-d4cf-4d84-a79e-514da97b85e9&Agenda=Merged&lang=English>)