

Report to London Advisory Committee on Heritage

To: Chair and Members
London Advisory Committee on Heritage

From: Doug MacRae, P. Eng., MPA
Director, Roads and Transportation

Subject: Wharncliffe Road South Improvements: 100 Stanley Street
Update

Date: February 10, 2021

Recommendation

That, on the recommendation of the Director, Roads and Transportation, the following report regarding the Wharncliffe Road South Improvements project and the heritage dwelling at 100 Stanley Street **BE RECEIVED** for information.

Purpose

This report is intended to provide an update to LACH on the status of the 100 Stanley Street property as it relates to the Wharncliffe Road South Improvements project. The project team has carried forward the preliminary Environmental Assessment (EA) recommendation to relocate the heritage dwelling at 100 Stanley Street. This recommendation was made on the basis that preserving the heritage dwelling at 100 Stanley Street in-situ was determined not to be viable and relocation offered the best opportunity to protect the cultural heritage value of the dwelling. In addition, LACH did not support the potential demolition of the heritage dwelling. The EA identified that the recommendation to relocate the heritage dwelling was preliminary and subject to review and confirmation during detailed design. The project is now in detailed design and the project team is providing an update to LACH on the progress to date and anticipated next steps.

Discussion

1.0 Background Information

1.1 Previous LACH Consultation Related to this Matter

LACH - January 11, 2017 – Municipal Class Environmental Assessment Study – Wharncliffe Road South from Becher Street to Commissioners Road West

LACH - November 16, 2017 – Wharncliffe Road South Environmental Assessment – 100 Stanley Street

1.2 Project Description

The EA for the Wharncliffe Road South Improvements project was approved by Council on February 13, 2018. The EA recommended improvements to Wharncliffe Road South, from Becher Street to Commissioners Road, and suggested coordinating the improvements with rehabilitation work on the Wharncliffe Road Bridge across the Thames River. The near-term work includes improvements to Wharncliffe Road South, from north of the Thames River to Springbank Drive. The improvements will address the current road bottleneck at the CN Rail Bridge that currently creates safety and operational concerns for all road users, and results in increased traffic in the surrounding neighbourhoods.

With the EA phase complete, the project has moved to the detailed design phase, with WSP Canada Ltd. having been retained to complete the detailed design of the project. The detailed design phase carries forward and further refines the recommendations

made during the EA phase. The detailed design phase includes studies, including cultural heritage, and the design of above and below ground infrastructure. The cultural heritage studies that are being prepared during the detailed design phase, include:

- CHER/CHDR – CN Rail Bridge
- CHER 69 Wharncliffe Road South
- HIS 98 Stanley Street
- HIS 32 Wharncliffe Road South
- HIS Beaconsfield Avenue, Wortley Village-Old South HCD
- HIA 100 Stanley Street

The upcoming construction phase will be the final phase of the project. Early works are currently being completed along the corridor and are anticipated to be completed in 2021. Completing early works in advance of the overall project's general contract allows the municipal works to be completed more efficiently. The advance work includes utility relocations, building demolitions, and building relocation. Construction of the overall project is anticipated to begin in 2022.

1.3 Preliminary EA Recommendation – 100 Stanley Street

The preliminary EA recommendation, with respect to conserving the cultural heritage value of 100 Stanley Street, was to relocate the heritage dwelling. This recommendation was made on the basis that preserving 100 Stanley Street in-situ was determined not to be viable and relocation offered the best opportunity to protect the cultural heritage value of the dwelling. In addition, the London Advisory Committee on Heritage (LACH) did not support the potential demolition of the heritage dwelling. This recommendation is documented in the EA's Environmental Study Report (ESR). The ESR materials that pertain to 100 Stanley Street include:

- Cultural Heritage Assessment Report (CHAR) prepared by Unterman McPhail Associates Heritage Resource Management Consultants (November 2016) – Appendix C of ESR
- HIS for 100 Stanley Street completed during EA (Appendix I of ESR)
- Heritage Alternatives – Supporting Technical Review Materials (Appendix H of ESR)

The relocation of the heritage dwelling has continued to be explored by the project team and the new location is proposed to be city-owned property on the west side of Wharncliffe Road South, south of Evergreen Avenue. The proposed new location is located within close proximity of 100 Stanley Street. The feasibility of relocating the heritage dwelling was confirmed by a contractor with experience in moving heritage buildings. The contractor's preliminary report is included in Appendix H of the ESR. The EA identified that the recommendation to relocate the heritage dwelling was preliminary and subject to review and confirmation during detailed design. An image of the heritage dwelling is included below.



Figure 1: Exterior view of heritage dwelling located at 100 Stanley Street (November 12, 2020)

1.3.1 Minister's Decision

100 Stanley Street, and other cultural heritage matters, were identified in two Part II Order requests during the original EA. With EA approval in 2018, the Minister of Environment, Conservation and Parks gave the City direction to further consult with the Ministry of Heritage, Sport, Tourism and Culture Industries (MHSTCI), the City's Heritage Planner, and the London Advisory Committee on Heritage.

1.4 Cultural Heritage Status

The City of London has designated the subject property of 100 Stanley Street under Part IV of the *Ontario Heritage Act* (OHA) with By-law No. L.S.P.-03414-272, dated November 1, 2010, which was registered as Instrument No. ER40074, November 26, 2010. The heritage designating by-law includes a Statement of Cultural Heritage Value of Interest (SCHVI) and a description of heritage attributes:

Statement of Cultural Heritage Value or Interest

100 Stanley Street is a building of cultural heritage interest recommended for designation under Section 29.2 (a) of the Ontario Heritage Act. Stanley Street was so named as it was the main route out of the city to Port Stanley. The land along the south side of the street was originally named St. James Park, which extended the length of Stanley Street and abutted the railway tracks. Later it was a potato patch. In the 1870s the land was developed for residential use.

The building has a number of unusual architectural elements. Built in the Queen Anne style in 1893, it is one of three white brick houses built for John Taylor as rental properties. It is the most distinctive in style of the three. Its first tenant was Maria T. Arkell, widow of John Arkell, who established the New American Hotel on Ridout Street and then later the Revere House, not the Richmond Hotel, on the corner of Richmond Street at King Street.

Description of Heritage Attributes

Key exterior elements reflecting the Queen Anne style that are worthy of preservation include:

- Its steep roof with a varied roof line, gables at the front and on the sides and several long narrow windows.
- The front façade features two unusual windows, an elongated keyhole window on the main floor and a rectangular oriel window located on the west of the main floor window. This oriel window has small bracket detail above and rests on the decorated wood still with three distinct detail elements. The upper portion of the glass in the oriel window features a palette that includes yellow, mauve, pale yellow, green, pale gold and ruby colours in the glass. The keyhole has similar coloured glass detail on the upper portion of the double hung window. It is set within a brick voussoir.
- A front entrance is recessed within a wooden porch, possibly a later addition, on the front west façade. Its front door has a transom window with coloured glass. The wooden door has leaded glass in its upper portion.
- Located to the west of the doorway is a window of multi-coloured glass in geometric design of squares and diamonds.
- A single-hung window on the west facing façade has coloured glass similar to the window on the main floor.
- The east façade on the main floor at the front has a half window of leaded glass surmounted by a brick voussoir.

Key interior elements worthy of preservation:

- Elaborated wood work in the main rooms, including a rectangular wood newel post topped with a simplistic design of a King piece in a chess board. The woodwork surround of the key hole is also elaborately detailed with a wider upper portion tapering more narrowly. Woodwork throughout these rooms is similarly elaborate.
- The impressive woodwork is presented also in the detailing of the corner fireplace with its wood surround, a wood mantle, edged with beading and carved rosette corners. It also contains on each side a design element composed of three ceramic tiles featuring musical instruments. Tiles are separated by black and grey stripes.
- Beveled glass pocket doors connect the rooms in the gable portion of the main floor.
- French doors with beveled glass connect the front room to the hall.
- Original metal and glass light fixtures remain in the front room and hall.
- Wainscotting in the upstairs bathroom.

2.0 Progress Update

2.1 Current Status of Property

A settlement agreement was reached between the owner of 100 Stanley Street and the City of London. The City received vacant possession of the property on November 1, 2020. The City's Realty and Corporate Security teams have implemented measures to secure and maintain the vacant property.

2.2 Upcoming Council Update

In accordance with the EA recommendation, a Civic Works Committee report is being prepared to provide an update to Committee and Council on the status of 100 Stanley Street. The report is anticipated to be on the March 2, 2021 Civic Works Committee agenda and on the March 23, 2021 Council agenda. The EA identified that the recommendation to relocate the heritage dwelling was preliminary and subject to review and confirmation during detailed design. The project is now in detailed design and the upcoming report to Civic Works Committee will address this EA commitment. The report to Civic Works Committee identifies that that project team will continue to carry forward the preliminary EA recommendation to relocate the heritage dwelling, subject to necessary approvals.

The update to Civic Works Committee will also include an update on the cost and schedule to relocate 100 Stanley Street. The financial and schedule considerations have been updated as the project team has carried forward the preliminary EA recommendation to relocate the heritage dwelling. The costs associated with relocation have increased from the estimate included in the EA. This increase is due to the project team now having a better understanding of the property and the processes involved. This better understanding is a result of the overall project design having been progressed and the project team now having greater access to the heritage dwelling.

2.3 Relocation Process

The project team has carried forward the preliminary EA recommendation and has further investigated the 100 Stanley Street property and relocation process. With vacant possession of the property now secured, the project team has greater access to the heritage dwelling. This greater access, combined with the overall project design having been progressed, has allowed for a more detailed understanding of the relocation staging in relation to the overall project staging, a more detailed understanding of the risks associated with damage during relocation, and a more thorough understanding of the improvements that would be required. Relocation of the heritage dwelling is anticipated to involve three processes, including: planning approvals, heritage, and engineering. While distinct, some of these process steps may occur concurrently.

2.3.1 Planning Approvals Process

The planning approvals process will first require the City to merge the receiving parcels and prepare a detailed lot plan. A Minor Variance application will be required for a reduction related to front, rear, and side yard setback requirements as well as parking requirements. This process is expected to take several months and includes public participation and approval by the City's Committee of Adjustment. A Building Permit will also be required in advance of heritage dwelling relocation. Site plan approval and a zoning by-law amendment will not be required.

2.3.2 Heritage Process

A Heritage Impact Statement (HIS) and Conservation Plan will be prepared by a qualified heritage professional to address the relocation of the heritage dwelling. The Heritage Impact Statement will provide recommendations to mitigate adverse impacts and to ensure that the cultural heritage value and heritage attributes will be conserved in the relocation of the heritage dwelling to the new property. The Conservation Plan will provide a specific and technical plan to ensure the protection and conservation of the heritage dwelling before, during, and after the relocation. In addition, an Application for Removal under Section 34 of the *Ontario Heritage Act* (OHA) will be required for removal of the heritage dwelling from 100 Stanley Street. This process includes a review by the City's Heritage Planner, the public (through a public meeting), LACH, and Council, and is expected to take 90-days following receipt of a complete application. Following relocation, the heritage dwelling on the new property will be designated pursuant to Part IV of the *Ontario Heritage Act*.

2.3.3 Engineering Process

An engineering consultant will be retained to support the heritage dwelling relocation through the completion of condition studies and preparation of plans, drawings, and tender packages. Project partners, including London Hydro, will be engaged to temporarily relocate infrastructure in conflict with the relocation. In addition, a Traffic Management Plan will be prepared for the full closure of Wharncliffe Road and Stanley Street during the relocation of the heritage dwelling.

A contractor will complete site preparation and then complete the relocation of the heritage dwelling. The relocation is expected to take up to one year to complete, including site preparation, building preparation, relocation, and building restoration. A feasibility study was completed to evaluate the relocation of the heritage dwelling at 100 Stanley Street during the Environmental Assessment. Based on the information

available at the time of the feasibility study, it was determined that relocating the heritage dwelling using conventional techniques is feasible. Some heritage attributes are anticipated to be removed from the heritage dwelling and relocated separately in order to minimize potential damage (e.g., fireplace). Following relocation of the heritage dwelling, the contractor will need to complete repairs, coordinate restoration of the dwelling's heritage attributes, and complete improvements to the property in preparation for reuse. Following construction of the overall project, the City will consider a future residential use for the property with the relocated heritage dwelling. Opportunities for future uses of the vacant parcel of 100 Stanley Street will be explored after engineering and construction needs are completed.

There are significant risks associated with the heritage dwelling relocation, despite the due diligence that is being completed. This greater degree of risk is associated with the age of the heritage dwelling and the unique nature of a relocation as part of a municipal project. Restoration of the heritage dwelling is anticipated following relocation. Unforeseen conditions of the heritage dwelling and property may be encountered, which may require changes to the contractor's relocation strategy with potential impacts to cost and schedule.

Conclusion

This report has provided an update to LACH on the status of the 100 Stanley Street property, as it relates to the Wharncliffe Road South Improvements project. The heritage dwelling is required to be removed from the property in order to support the Wharncliffe Road South Improvements project, from north of the Thames River to Springbank Drive.

The project team has carried forward the preliminary EA recommendation to relocate the heritage dwelling at 100 Stanley Street. This recommendation was made on the basis that preserving the dwelling at 100 Stanley Street in-situ was determined not to be viable and relocation offered the best opportunity to protect the cultural heritage value of the dwelling. In addition, LACH did not support the potential demolition of the heritage dwelling. The EA identified that the recommendation to relocate the heritage dwelling was preliminary and subject to review and confirmation during detailed design.

This report outlined the anticipated next steps in fulfilling the EA recommendation, including a report to the Civic Works Committee and Council. The following steps in the relocation of the heritage dwelling presently at 100 Stanley Street will involve planning approvals, heritage, and engineering processes. The project team will also further consult with the Ministry of Heritage, Sport, Tourism and Culture Industries (MHSTCI), the City's Heritage Planner, and the London Advisory Committee on Heritage, in order to meet the requirements of the 2018 Minister's Decision. This report also notes that the financial and schedule impacts of relocation have been updated as a result of the project team's more detailed understanding of the property and relocation process.

The project team will move forward with the project and will continue to engage with LACH on the heritage aspects of the Wharncliffe Road South Improvements project.

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