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D. Menard:

TO:	CHAIR AND MEMBERS PLANNING & ENVIRONMENT COMMITTEE
FROM:	JOHN M. FLEMING MANAGING DIRECTOR, PLANNING AND CITY PLANNER
SUBJECT:	DEMOLITION REQUEST 283 & 283/ SOUTH STREET PUBLIC PARTICIPATION MEETING ON TUESDAY, MAY 27, 2014: NOT BEFORE 4:30 P.M.

RECOMMENDATION

That, on the recommendation of the Managing Director, Planning & City Planner, with respect to the request for the demolition of the heritage structures located at 283 and 283/ South Street, the following report **BE RECEIVED** and that the Chief Building Official **BE ADVISED** that Municipal Council does not intend to issue a notice of intent to designate this property under the Ontario Heritage Act; it being noted that the London Advisory Committee on Heritage has been consulted regarding this request to demolish.

PREVIOUS REPORTS PERTINENT TO THIS MATTER
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None

BACKGROUND

The owner of the property at 283 South Street submitted a request for Council to consider the demolition of the property at 283 South Street on April 15, 2014. The property has been identified as a Priority 1 property on the *City of London Inventory of Heritage Resources (2006)*. Pursuant to Section 27 of the Ontario Heritage Act, municipal Council must determine within 60 days of the request whether to grant the request and advise the Chief Building Official accordingly or to grant the request with conditions or to deny the request. In the event it may deny the request, municipal practice would normally pursue the designation of the building under Section 29 of the *Ontario Heritage Act*.

The property for which the request to demolish has been made contains two heritage structures. The first is a one and one half storey brick building constructed c. 1900 in the Queen Anne vernacular style. The second, located closer to the rear of the property is an earlier wood frame structure that may date c. 1860 although no definite age has been established. (Appendix 2-Photos)

It is not entirely clear as to how the Priority 1 ranking came to be made with respect to this property. The c. 1900 Queen Anne building, in itself, is a relatively common type of structure in London. While it retains character defining elements on its exterior, many alterations have been made to modernize it on the interior. It is not a likely candidate for designation on the basis of its design values. Little is known of its historic associations. Contextually, its current relationship with its immediate neighbours on the south side of South Street will soon be lost as the same owner is obtaining demolition permits for the adjacent properties to the east in order to facilitate a major redevelopment proposal for the larger site.

Some information has been received suggesting the Priority 1 listing may have been made more for the second former dwelling on the property. It is probably from a much earlier age; circa 1860 has been suggested. It is a wood frame structure with board and batten cladding and a typically, simple interior, with some original trim moulding and wide wood flooring.

Agenda Item #	Page #

D. Menard:

Notwithstanding this, the board and batten has weathered and deteriorated over time. While some porch trim features remain, they, too, are weathered, possibly beyond the point of restoration. The roof line is sagging and the kitchen ceiling shows recent infiltration of water there. With this structure, too, while its design values as a relatively rare example of an early structure are present, assuming the approximate date is correct, its current condition weighs against preservation. Again, little is known of historic associations. Contextually, even on its own site, if original, it had lost its original context with the construction of the larger building to the front.

Regulation 9/06 of the Ontario Heritage Act provides criteria with respect to the designation of properties under Section 29, Part IV, of the Ontario Heritage Act. Designation requires a property meet one or more of criteria related to design (architectural value), historic association or contextual values.

The London Advisory Committee on Heritage will consider this request for demolition at its meeting on May 14, 2014.

Recommendation

Staff is of the opinion that neither structure meets the criteria contained within Regulation 9/06 of the *Ontario Heritage Act*. It is recommended that Planning and Environment Committee recommend to Council that notice of designation not be issued and that the Chief Building Official be advised accordingly to permit the issuance of demolition permits for both structures.

PREPARED BY:	SUBMITTED BY:
DON MENARD HERITAGE PLANNER URBAN REGENERATION	JIM YANCHULA, MCIP, RPP MANAGER, URBAN REGENERATION
RECOMMENDED BY:	
JOHN M. FLEMING, MCIP, RPP MANAGING DIRECTOR, PLANNING AND CITY PLANNER	

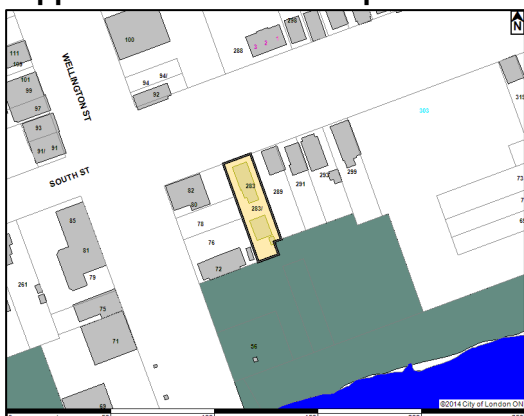
April 28, 2014

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Attach: Appendix 1- Location Map; Appendix 2-Photos

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Appendix 1- Location Map - 283 South Street



Agenda Item #

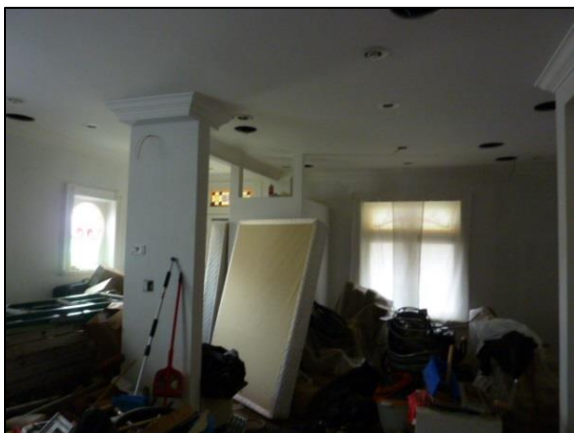
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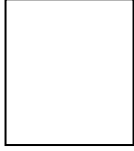
D. Menard:

Appendix 2 – Photos -283 South Street



Agenda Item #

Page #



D. Menard:

283/ South Street

