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D. Menard:

TO:	CHAIR AND MEMBERS PLANNING & ENVIRONMENT COMMITTEE
FROM:	JOHN M. FLEMING MANAGING DIRECTOR, PLANNING AND CITY PLANNER
SUBJECT:	REQUEST FOR DEMOLITION 491 SOUTHDALE ROAD WEST 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 the advice of the Heritage Planner, the following report with respect to the request for the demolition of the property at 491 Southdale Road West **BE RECEIVED** and that the Chief Building Official **BE ADVISED** that municipal Council does not intend to issue notice of intent to designate the property at 491 Southdale Road under Section 29 of the *Ontario Heritage Act*, it being noted that the London Advisory Committee on Heritage has been consulted with respect to this request for demolition.

PREVIOUS REPORTS PERTINENT TO THIS MATTER
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None

BACKGROUND

Located on the south side of Southdale Road West, between Wonderland and Bostwick Roads, the property at 491 Southdale Road West contains a two storey residence and a remnant barn structure. (Appendix 1- Location Map) The property is identified in the City's *Inventory of Heritage Resources* as a Priority 2, L-Plan, Ontario Farmhouse built c. 1880. Pursuant to Section 27 of the *Ontario Heritage Act*, with respect to a demolition request for a listed property, following a notice of intent to seek demolition, municipal Council has a sixty day period to consider whether to deny the request for demolition, to approve the request, or to approve the request with conditions. Denial of the request is usually accompanied with a recommendation to issue a notice of intent to designate the property under Section 29 of the *Ontario Heritage Act* following consultation with the London Advisory Committee on Heritage. A request to demolish was submitted to staff on April 24, 2014.

At present, the building is used as a rental housing unit and appears to be in excellent condition.

The applicant seeks approval for the demolition of the buildings to facilitate the redevelopment of the site with respect to the sale of the land as part of a larger parcel to the City for the purpose of constructing a community centre and sports facility on the site.

The residential structure is a two-storey, L-Plan building with later additions. It is clad with buff brick. It has been identified as a Priority 2 building on the City's *Inventory*, perhaps because of its age and because L-Plan farmhouses of this vintage are not that common on the *Inventory*. A summary of the *Inventory* contents done in the year 2000 on the basis of architectural styles shows 8 such structures, one of which has since been demolished.

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Other than its relative rarity as a style from this era, the building retains a number of original features including, original windows, including stained glass, decorative wood shingle and moulding in the exterior gables, along with decorated bargeboard. The interior features good wood flooring, simple wood moulding and an interesting fire place surround and mantel.

No information is readily available as to any historic associations that may exist in regard to the farm house and its occupants. Contextually, the building is one of the few remaining farm houses of this along this portion of Southdale Road noting that Southdale Road West has changed substantially on its north side and changes are continuing along the south side closer to both Colonel Talbot and to Wonderland Road on the east.

Notwithstanding the design features identified above, given the changed context and the planned new use for the site, it is not recommended that this building be designated under Section 29 of the *Ontario Heritage Act*.

The barn remnant is not worthy of designation as its character defining elements have been extensively lost at this point.

The LACH will consider this request at its meeting on May 14, 2014.

Recommendations

It is recommended that consideration be given to the possible relocation of this building to a new site. Failing that, it is recommended that salvageable architectural details and elements be conserved for reuse elsewhere.

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 - 491 Southdale Road West



Appendix 2- Photos - 491 Southdale Road West



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