

2353034 ONTARIO LTD.

July 23, 2014

The Corporation of the City of London
300 Dufferin Avenue,
P.O. Box 5035,
London, Ontario.
N6A 4L9

Attention: Mayor Baechler & Members of Council

RE: July 22, 2014 Planning and Environment Committee
Item 16, London Advisory Committee on Heritage re:
7th & 8th Reports.

During the July 22 Planning and Environment Committee (PEC) meeting the 7th & 8th Reports of The London Advisory Committee on Heritage (LACH) were presented. One item contained within the 8th report pertained to property municipally known as 510 Central Avenue.

REQUEST: Council **NOT SUPPORT** Item 7. (14) of the 8th Report of The London Advisory Committee On Heritage whereas it states:

“The Civic Administration (Applicant (as amended by PEC) **BE ASKED** to complete a Heritage Impact Assessment for the property located 510 Central Avenue, as the property is adjacent to the East Woodfield Heritage Conservation District; it being noted that the London Advisory Committee on Heritage (LACH) reviewed and received a notice dated June 12, 2014, from Barb Debbert, Senior Planner, with respect to an application submitted by 2353034 Ontario Limited relating to properties located at 609 William Street and 510 Central Avenue.”

The recommendation as amended was supported by PEC.

BACKGROUND: Application (Z-8141) was accepted by City planning staff on January 11, 2013 subsequent to the submission of an Initial Planning Report and a pre-application consultation meeting. A Heritage Impact Assessment was not a requisite study at the pre-consultation meeting. On June 9th, 2014 a revised application was submitted to City Planning.

As part of the normal planning application review process, city staff circulated the notice of revised application to amend the zoning bylaw to the London Advisory Committee on Heritage. On July 9, 2014, the application was considered and the above noted resolution was recommended by the committee.

It must be stressed that we have great concern with respect to this recommendation. Firstly, we were not advised that the matter was to be considered by the LACH during their meeting. If we were so advised, we would have provided a presentation outlining our proposal. It is our understanding that Don Menard, Heritage Planner for the City of London was not in attendance at the committee meeting to present the application nor was there any presentation from any other city planning staff regarding this matter. Upon receipt of the committee meeting minutes we were alarmed to learn that the above noted recommendation was made by the committee.

We discussed this matter with the file manager Barb Debbert, that the recommendation was merely that "The Civic Administration **BE ASKED.....**" and that this was not a "directive" to undertake such a study. The request would be considered along with all other submissions received. When we became aware of this issue, it was too late to ask for delegation status at the July 22nd PEC meeting.

During the PEC meeting, the chairperson of LACH presented the committee recommendations and made specific reference to item 7 (14) of the 8th report. John Fleming advised the committee that it was not normal practice for Civic Administration to complete a Heritage Impact Assessment and that it should be the applicant. That amendment was accepted by PEC.

We specifically take exception to the fact that the request for a Heritage Impact Assessment be undertaken "**as the property is adjacent to the East Woodfield Heritage Conservation District**". We object to the recommendation on the following grounds:

- The subject lands "**ARE NOT WITHIN**" the East Woodfield Heritage District;
- The subject lands "**ARE NOT WITHIN LANDS ADJACENT TO**" the East Woodfield Heritage District; In fact, the subject lands **ARE OUTSIDE LANDS ADJACENT TO THE EAST WOODFIELD HERITAGE DISTRICT;**
- The proposal was not presented to LACH by any member of City planning staff so that they could fully understand the location of the property relative to the Heritage District or the redevelopment proposal;
- The applicant was not advised of the LACH meeting to consider the application or provided an opportunity to make presentation.

A map has been attached showing the boundaries.

We firmly believe that if the boundaries of the Heritage District and "lands outside" the heritage district were made aware to LACH the recommendation made would not have occurred. If such a study is required when the property is not "within" or "adjacent to" a heritage district, does this mean every property in the City of London may be faced with a similar request if redevelopment is proposed?

It should be noted that we had acceptance from the Woodfield Association with respect to a previous redevelopment proposal that would have seen a 4-plex constructed at 510 Central Ave. The Association was not concerned or expressed a need for a heritage study at that time.

The subject lands are part of a larger redevelopment proposal to “intensify” a “brownfield” site; a goal sought by Council. We believe the dwelling in question was built in the 1940’s and has not been identified as a priority building by the City staff, nor is on a Heritage Preservation list. The dwelling is a single story cottage style structure which has not been occupied for many many years and is in a state of complete disrepair. Frankly, the building cannot be saved and in our respectful opinion does not have any unique or important heritage characteristics. (Photo attached)

By undertaking a Heritage Impact Assessment, the development approval timeline will be greatly delayed and derail a project schedule we are endeavoring to adhere to. The entire project will be put into jeopardy with possible delays. Having to complete such a study and have it reviewed by LACH with a recommendation then presented to PEC for a further recommendation to Council could add upwards of 4 months or more to the approval process.

We would respectfully request Council **NOT SUPPORT** PEC’s recommendation resulting from the 8th item 7.(14)report of LACH. Thank you for your consideration to this matter.

Sincerely;

2353034 Ontario Ltd.

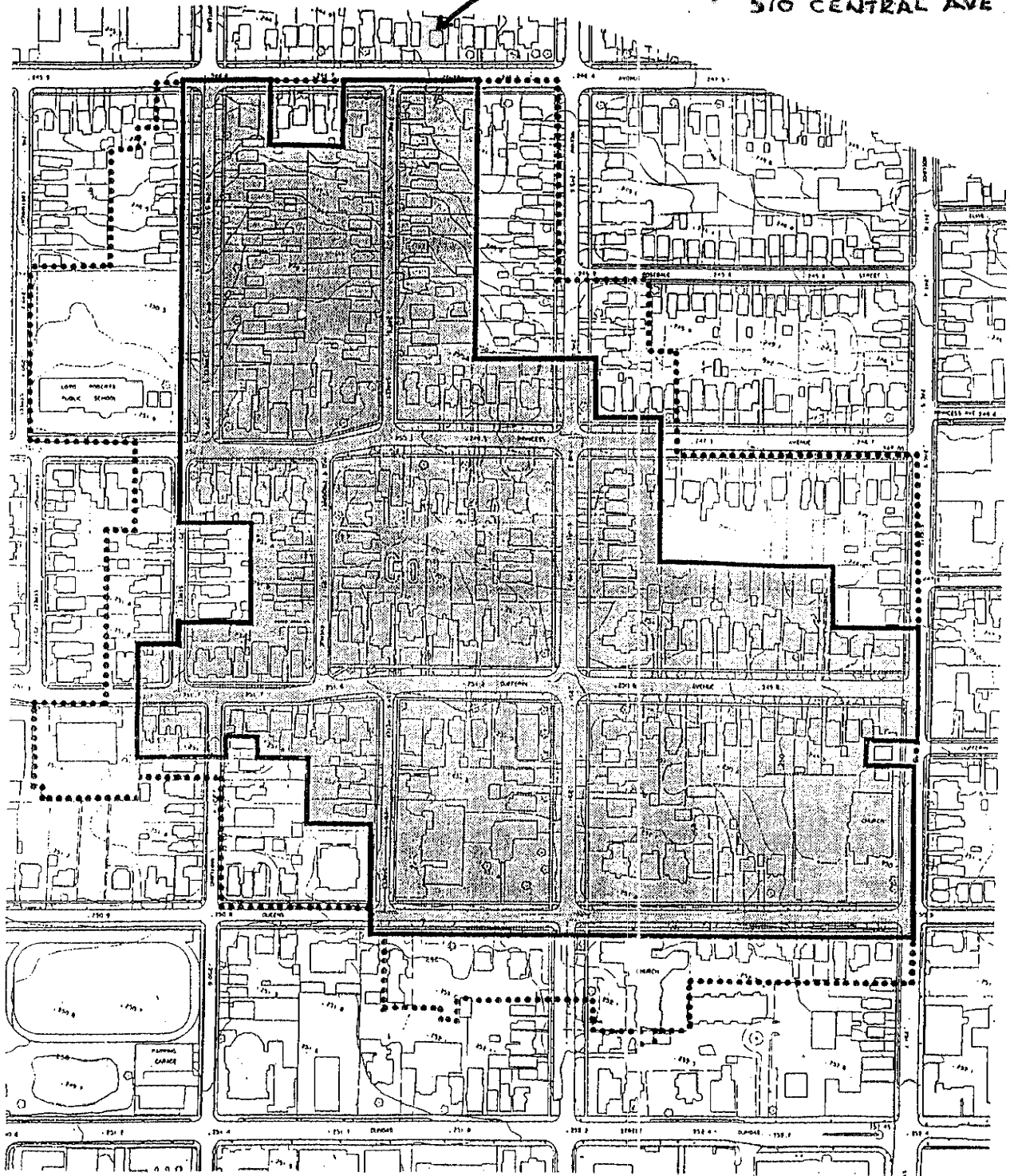
A handwritten signature in black ink, appearing to read "Paul Hinde". The signature is written in a cursive style with a large initial "P".

Paul Hinde, *

Manager, Land Development



510 CENTRAL AVE



EAST WOODFIELD
HERITAGE CONSERVATION
DISTRICT STUDY

WENDY SHEARER
LANDSCAPE ARCHITECT LIMITED

UNTERMAN McPHAIL CUMING
ASSOCIATES

PROPOSED HERITAGE
CONSERVATION DISTRICT

LEGEND

- PROPOSED HERITAGE CONSERVATION DISTRICT BOUNDARY
- LANDS ADJACENT TO THE HERITAGE CONSERVATION DISTRICT

