

PUBLIC PARTICIPATION MEETING COMMENTS

26. Request for Demolition – Property located at 1057 Richmond Street

- Michelle Doornbosch, Zelinka Priamo Ltd., on behalf of the applicant – indicating that they have been involved with this application right from the very beginning, right through the Official Plan and Zoning By-law Amendments that were approved by the Ontario Municipal Board to allow for the redevelopment of this land in conjunction with 1061 Richmond Street; indicating that, although they do not have an active site plan application, they have had discussions; indicating that, essentially, the zoning that has been put on these lands does dictate how the lands are to be developed; indicating that they do not believe that a deferral is necessary given the fact that the zoning is in place and that they have fairly strict requirements as to what they can develop on the property; indicating that, on the basis that staff has recommended the deferral, if the Planning and Environment Committee does not see the need to refuse the recommendation, then they would ask for it to be referred back to staff so that they could have additional discussions with Mr. D. Menard, Heritage Planner; noting that they have not had a chance to speak to Mr. Menard with respect to this report; .
- Michael Bax, 192 Sherwood Avenue – indicating that he would like to draw the Planning and Environment Committee's attention to Chapter 3 of the Official Plan, which deals with residential land use designations; indicating that Clause 3.5.9 deals specifically with the North London-Broughdale neighbourhood; reading the third paragraph, which states "except for lands identified in Policy 3.5.9 a)," which is specifically that land directly across the gates from Western University, on Richmond Street, is excluded; reading from the third paragraph which states "in low density residential areas fronting onto the Richmond Street and Adelaide Street North corridors, residential intensification may only be permitted through conservation and rehabilitation of the existing housing stock"; advising that, in other words, the Official Plan specifically directs that existing housing stock may not be demolished; advising that, currently, between the Thames River and Grosvenor Street, there are no parking lot façade eyesores along Richmond Street; referring back to the Official Plan, it also makes reference to this; reading from the Official Plan, "it is important that this corridor represents a desirable image of London to those entering the City and the Downtown and that this present corridor be preserved"; advising that this beautiful heritage home needs to be protected to preserve the character of this corridor, the character of this site and the character of the surrounding neighbourhoods; urging the Committee to do the right thing for the city and the right thing for their neighbourhoods by passing a heritage designation for this property and supporting the Planning Department's refusal for its demolition; and, indicating that both of these actions would achieve what is required here.
- Mary Anne Colihan, 191 Sherwood Avenue – expressing appreciation for the opportunity to speak; indicating that she lives a couple of houses down from the church; advising that they have been through a lengthy public participation process; indicating that, right now, there is no site plan, there is no developer, and as they understand it, the property is up for sale; indicating that they had put forward, in some of their previous discussions, which went all the way to the Ontario Municipal Board, a proposal that would save the house and add park and squeeze in as much parking as possible while maintaining 1057 Richmond Street; advising that, if a new developer purchased this property, it might be possible to work with that developer for a win-win for the neighbourhood which would be to preserve the parking, preserve the house as well as maximizing the parking that is required for the church building; hoping to have an opportunity to have those discussions, but, of course, if the building is knocked down, they will not have the opportunity to carry on that dialogue.