

|  |  |
|--|--|
|  |  |
|--|--|

D. Menard:

|                 |  |
|-----------------|--|
| <b>TO:</b>      | <b>CHAIR AND MEMBERS<br/>PLANNING &amp; ENVIRONMENT COMMITTEE</b>  |
| <b>FROM:</b>    | <b>JOHN M. FLEMING<br/>MANAGING DIRECTOR, PLANNING AND CITY PLANNER</b>  |
| <b>SUBJECT:</b> | <b>REQUEST FOR DEMOLITION BY:<br/>B. NORMAN FOR:<br/>1057 RICHMOND STREET<br/>MEETING ON TUESDAY, SEPTEMBER 09, 2014</b> |
|                 |  |

|                       |
|-----------------------|
| <b>RECOMMENDATION</b> |
|-----------------------|

That, on the recommendation of the Managing Director, Planning and City Planner, with the advice of the Heritage Planner and input of the London Advisory Committee on Heritage, the property located at 1057 Richmond Street not be designated pursuant to Section 29, Part IV of the *Ontario Heritage Act* and that, in the absence of demolition control provisions, the Chief Building Official **BE ADVISED** that a demolition permit may be issued in accordance with standard procedures.

|  |
|--|
| <b>PREVIOUS REPORTS PERTINENT TO THIS MATTER</b> |
|--|

July 22, 2014: Report to PEC re **Request for Demolition-1057 Richmond Street**

|                   |
|-------------------|
| <b>BACKGROUND</b> |
|-------------------|

At its session on July 29, 2014, Council, with respect to a request for the demolition of the property at 1057 Richmond Street, resolved:

*26. That, the request, by the owners, for the demolition of the building located at 1057 Richmond Street BE REFERRED back to the Civic Administration for further consultation and to report back at a future meeting of the Planning and Environment Committee;*

*It being pointed out that at the public participation meeting associated with these matters, the individuals indicated on the attached public participation meeting record made oral submissions in connection therewith. (2014-P10D) (26/13/PEC)*

The staff report prepared for the July 22 PEC meeting to consider the request for demolition of the residential structure located at 1057 Richmond Street recommended that the request for demolition be denied. A zoning by-law amendment approved in a settlement before the OMB contemplated three properties located at 1057, 1059, and 1061 Richmond Street. That development requires the alteration of the church structure at 1061 Richmond Street to incorporate residential units and the demolition of the structure at 1057 Richmond Street to accommodate 11 off-street parking spaces. It was confirmed by staff in conversation with the applicant's agent that there is currently no site plan application or development proposal specific to 1057 Richmond Street.

It should be noted that the request for the demolition of 1057 Richmond Street was not before the OMB but was referenced in paragraph 6 of the OMB decision as legal background with reference to the specific three-property proposed development. Legal Services had noted with respect to that OMB's decision, "the OMB decision rezones the lands in accordance with the

| Agenda Item # | Page # |
|---------------|--------|
|               |        |

**D. Menard:**

Zoning by-Law Amendment attached to the decision, and its effect is limited to that rezoning. All other development-related issues must proceed through our ordinary procedures, including any site plan approval, heritage designation of the church building and demolition requests.”

At the July 22 PEC meeting, the Chief Building Official pointed out that, in the absence of a municipal demolition control by-law, applicable law requires that a building permit be issued notwithstanding the staff request for denial. The applicant’s agent agreed to a deferral pending further consultation.

Also at the July 22 PEC meeting, members of the public spoke regarding the proposed demolition. Concern was raised regarding the demolition of existing housing stock, which may have a negative impact on the character of the Richmond Street Corridor. It was also noted that there is no site plan or developer for the property, and the community understands the property was for sale.

Section 3.5.9 of the City’s *Official Plan* outlines policies for specific residential areas, including the North London/Broughdale Neighbourhood. 1057 Richmond Street is located within this specific residential area. The policy states, “...residential intensification may be permitted through conservation and rehabilitation of the existing housing stock...” While this policy speaks to a preference to maintain the “low-rise, low density character of the area,” this does not effectively prevent or prohibit the demolition of existing structures. While other municipalities in Ontario have adopted by-laws to regulate demolitions within defined areas, London does not have such a by-law.

LACH was previously consulted on the request for demolition for 1057 Richmond Street. At its July 9 meeting, it advised Council that it had reviewed the potential heritage attributes of the residential structure at 1057 Richmond Street and noted that the building was not worthy of designation, either for historical or architectural attributes. LACH further commented that it objects to the demolition of a structurally sound and functional listed property without a development proposal in place.

**Conclusion**

In the absence of a demolition control by-law, there is no policy framework to prevent the demolition of a structure located on a property that is not designated (or subject to a notice of intent to designate) under the *Ontario Heritage Act*.

|  |  |
|--|--|
| <b>PREPARED BY:</b>  | <b>SUBMITTED BY:</b>   |
|  |  |
| <b>DON MENARD<br/>HERITAGE PLANNER<br/>URBAN REGENERATION</b>                      | <b>JIM YANCHULA, MCIP, RPP<br/>MANAGER, URBAN REGENERATION</b> |
| <b>RECOMMENDED BY:</b>   |  |
|  |  |
| <b>JOHN M. FLEMING, MCIP, RPP<br/>MANAGING DIRECTOR, PLANNING AND CITY PLANNER</b> |  |

Agenda Item # Page #

|  |  |
|--|--|
|  |  |
|--|--|

D. Menard:

2014-08-19

DM/

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

Y:\Shared\policy\HERITAGE\Demolition\1057 Richmond Street North\Report to PEC September 09 2014.docx

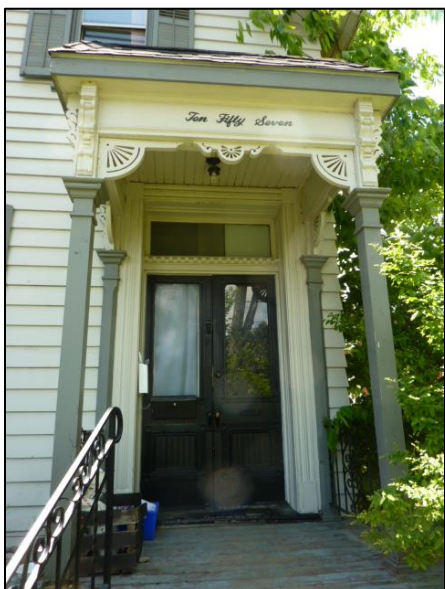
**Appendix 1- Location Map-1057 Richmond Street**



|  |  |
|--|--|
|  |  |
|--|--|

D. Menard:

Appendix 2: Photos -1057 Richmond Street



|  |  |
|--|--|
|  |  |
|--|--|

D. Menard:

Appendix 2 -Photos - 1057 Richmond

