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TO:	CHAIR AND MEMBERS PLANNING AND ENVIRONMENT COMMITTEE
FROM:	JOHN M. FLEMING MANAGING DIRECTOR, LAND USE PLANNING AND CITY PLANNER
SUBJECT:	REQUEST FOR DEMOLITION BY: TONY DE VINCENZO 915 QUEENS AVE PUBLIC PARTICIPATION MEETING ON: TUESDAY, SEPTEMBER 09, 2014; NOT BEFORE 4:30 P.M.

RECOMMENDATION

That, on the recommendation of the Director of Land Use Planning and City Planner, with the advice of the Heritage Planner, the request by Tony De Vincenzo requesting permission to demolish the designated heritage property located at 915 Queens Avenue **BE APPROVED**; it being noted that the London Advisory Committee on Heritage has been consulted on this matter.

PREVIOUS REPORTS PERTINENT TO THIS MATTER
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None

PURPOSE AND EFFECT OF RECOMMENDED ACTION

Approval of the recommended actions will authorize the removal of a designated heritage property as described in accordance with Section 42.1 of the *Ontario Heritage Act*.

BACKGROUND

The building at 915 Queens Avenue is a one storey wood structure built c.1885. It is located on the south side of Queens Avenue between Ontario and Quebec streets. (Appendix 1) It is designated under the *Ontario Heritage Act* by virtue of its inclusion in the Old East Village Heritage Conservation District established in 2006. Buildings listed or designated on the Heritage Register require a request for demolition to be submitted and reviewed by the appropriate bodies before a demolition permit can be issued. The structure is a class D building according to the rating system outlined in the Old East Village Conservation Plan.

Municipal Council may choose to accept the request for demolition, accept it with conditions or deny the request and advise the Chief Building Officer accordingly.

A request by the owner for the demolition of the building was received by staff on July 11, 2014. A site visit was made on August 1. The request was brought before the LACH at its meeting on August 13, 2014.

Analysis and recommendations

With respect to the *Old East Conservation Plan*, Section 6.5 states that the demolition of any structure listed or designated as a heritage asset is strongly discouraged with particular regard given to buildings identified as "A", "B" or "C" categories. This being noted, the building at 915 Queens Avenue is listed as a category "D" structure in the *Old East Village Conservation Plan*

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which suggests the structure does not contribute to the Heritage District with any notable heritage features, either unique to the building or contextual to the streetscape.(Appendix 2)

Onsite visual inspection confirmed the category ranking in that, in terms of heritage character, little would be lost by approval of the request for demolition. Both exterior and interior features have been altered with much of the interior main floor gutted to accommodate an incomplete renovation in 2012. There is visual evidence of fire damage to existing roof rafters; the roof shows signs of deterioration and, in several places, water has infiltrated the residence. In 2012, the previous owner was asked, by Building Division, to secure a building permit for work that had begun without a permit. No permit was issued and the building has been vacant for some time.

The current owner has indicated his intention is to proceed with the demolition as soon as possible if approval is given. Prior to the full demolition, his plans call for the removal of asbestos-containing cladding. He has provided an initial concept drawing showing the building of a two storey duplex in a contemporary style but no drawings or renderings are yet prepared with respect to the Conservation Guidelines for Old East Village. His plans anticipate the clearing of the site in 2014 with a new building to come in the spring of 2015.

The LACH has indicated that it does not oppose the demolition of this building.

It is recommended that the proposed demolition be approved and that the Chief Building Official be notified that municipal Council is not opposed to the demolition.

Prior to the issuance of a building permit for a new building, a heritage alteration application and approval will be required before a building permit can be issued.

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	

August 22, 2014

dm/tt

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

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Appendix 1 – Location Map: Location Map – 915 Queens Avenue



Appendix 2 –Photos – 915 Queens Avenue and Streetscape



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Appendix 2- Photos



Adjacent properties - east



Adjacent properties - west