

--	--

D. Menard

TO:	CHAIR AND MEMBERS PLANNING & ENVIRONMENT COMMITTEE
FROM:	JOHN M. FLEMING MANAGING DIRECTOR, PLANNING AND CITY PLANNER
SUBJECT:	REQUEST FOR DEMOLITION BY D. CHARABIN HOLDINGS 471 - 473 ELIZABETH STREET PUBLIC PARTICIPATION MEETING ON TUESDAY, SEPTEMBER 23, 2014: NOT BEFORE 5:00 P.M.

RECOMMENDATION

That, on the recommendation of the Managing Director, Planning & City Planner, with the advice of the Heritage Planner, the Chief Building Official **BE ADVISED** that Municipal Council **CONSENTS** to the demolition of the property designated under the Ontario Heritage Act located at 471-473 Elizabeth Street; it being noted that the London Advisory Committee on Heritage has been consulted on this matter.

PREVIOUS REPORTS PERTINENT TO THIS MATTER
--

None

BACKGROUND

The property at 471-473 Elizabeth Street is located on the west side of Elizabeth street mid-block between Queens Avenue and Dufferin Avenue in the Old East Village Heritage Conservation District. (Appendix 1) It is a one storey semi-detached residential wood frame building with rear extensions that is designated under Section 41 of the Ontario Heritage Act by virtue of its location in the Old East Heritage Conservation District. The removal by demolition of structures within a heritage conservation district must have consent from Municipal Council within 90 days of a request by the owner who is seeking demolition. Council may choose to consent to the request, consent with conditions attached or deny the request. Consent with conditions or denial may be appealed to the Ontario Municipal Board.

The London Advisory Committee on Heritage was made aware of the request for demolition at its meeting on September 09, 2014. At that time, the LACH received a verbal report from the Heritage Planner and was provided with photographs. It chose not to comment on the demolition noting that no plans had been provided showing any potential rebuild and further noted that if Council consented to the demolition any subsequent application for a new building on the property would have to be consistent with the Old East Village Heritage Conservation District Guidelines. At that meeting LACH members commented on the problem of demolition by neglect.

Public notification was made about the demolition request in the Londoner and through a neighbourhood mail out. As well, the Chair of the Old East Community Association was notified by an email message. At the time of the preparation of this report, no comments had been received from the community.

Agenda Item #	Page #

D. Menard

Building Condition

Information provided by the owners included photographs and a summary of a home inspection report completed in May 2014. (No engineer’s report has been provided.) The home inspector inspected the plumbing system, the electrical system, heating and air conditioning systems, roof cover and other elements and reported in each instance that repairs or replacement were needed. Specific defects noted: standing water in the basement resulting from burst frozen supply pipes; an electrical system in need of major repair; potential fire hazard in the heating system which were beyond their life expectancy; a foundation with “serious defects”; doors, windows and ceilings falling or collapsing; and defective roof coverings requiring replacement.(Appendix 2 Photos)

An exterior visual inspection by staff in July of 2014 confirmed the information related to roofing issues and suggested also that the building had been vacant for some time. Doors and windows were boarded up preventing interior access on that visit. Subsequently, the owners provided some interior photos. (Appendix 2)

Guidelines & Analysis

In the study conducted prior to the creation of the Old East Village Heritage Conservation District the architectural consultant evaluated this residential structure as a Group “C” building. Properties were ranked as Group C if any one or the combination of the following were true:

- The form and massing of the building revealed that it belonged to the family of historic buildings, but may have been largely concealed by reversible alterations.
- The building was a good example of a less ornate or modest design repeated in many locations and representing the area.

The Guidelines for Old East Village Heritage Conservation District also recommend that demolition be strongly discouraged. However, they do acknowledge that there are situations where demolition may be necessary such as partial destruction due to fire or other catastrophic events, severe structural instability, and occasionally redevelopment that is in keeping with appropriate City policies. Further, they state “In situations where demolition is necessary, particularly for buildings that are ranked as Group “A”,”B” or “C” in the heritage study, the following actions be taken where feasible:

- Photographic documentation of any notable architectural features and construction techniques are to be taken to create a record of the building and its components.
- Reclamation of suitable building materials such as windows, doors, moldings, columns, bricks, etc. for potential reuse in a new building on the site or as replacement components for other buildings in the neighbourhood which require repair and restoration over time.

In this situation, demolition may be argued on the basis of the structural issues, although it must be noted that a formal engineer’s assessment has not been provided and, at the time of this report’s preparation interior rooms were not visually assessed.

At this time, the owners are uncertain as to what may replace this building. They have been advised that any replacement will be subject to conformity with the Old East Village Guidelines. Both the LACH and staff have noted that a removal of an existing heritage structure prior to an application for its replacement presents some difficulty and may be seen as being conducive to demolition through neglect. However, staff consider the potential costs (not identified) required to bring this building up to Building Code requirements may be seen as prohibitive and may lead to continued demolition through neglect possibly contributing to the deterioration of the streetscape.

Recommendation

While a preferred option is to attach a condition for a demolition permit to the submission of building plans, given the current condition of the residence, and given that its contribution to the heritage character of the streetscape has been recognized as not significant, it is recommended

--	--

D. Menard

that consent for the demolition request be given to allow for a new building to be erected there in time. It is noted that prior to the issuance of any demolition permit, the Chief Building Official be advised that a heritage alteration permit approval be granted with respect to consistency with the Old East Village Heritage Conservation District Guidelines.

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	

2014-09-12

dm/

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

y:\shared\policy\heritage\demolition\471-473 elizabeth 2014\pec report september 23 2014.docx

Appendix 1- Location Map - 471-473 Elizabeth Street



--	--

D. Menard

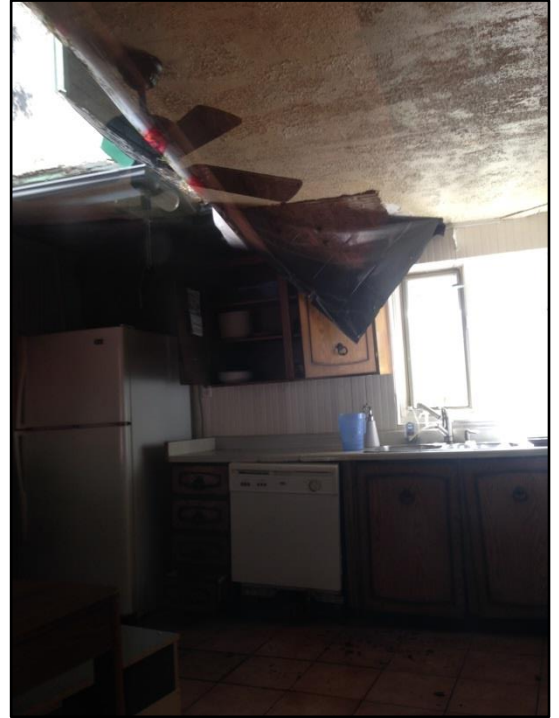
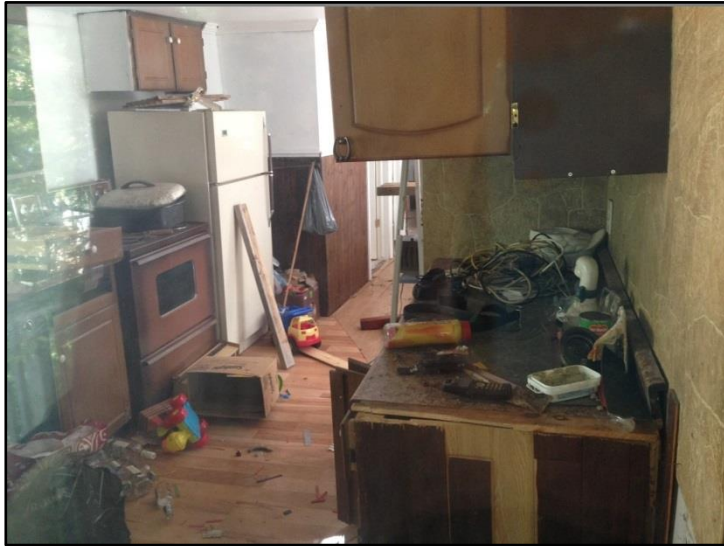
Appendix 2: Photos - 471-473 Elizabeth Street



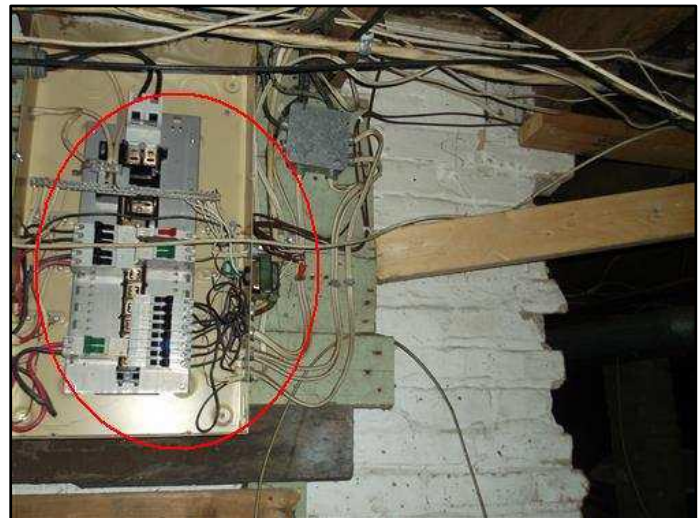
--	--

D. Menard

Appendix 2 Continued- Photos (provided by property owner)



(Standing water from burst pipe in basement)



(electrical system needs repair)



(heat system fire hazard)



(structural basement issues)

--	--

D. Menard

Appendix 2 Photos Continued



(basement foundation wall issue)



(roofline issues)