

DEVELOPMENT PROPOSAL

Construction of a 37 unit, 6 -7 story building on the Central/Waterloo corner that will requires the demolishment of 321 Central & 581 Waterloo. We believe both homes were built in the 1880's.

Rod & Joey McDowell's Position

- We unequivocally reject any efforts to demolish either address.
- Recommend a design/build that fits the existing footprint.
- Request new build meets current City bylaws.
- New building shall respect and be compatible with the heritage character of the Heritage district or area through attention to height, built form, setback, massing, material and other architectural elements. (taken from district plan)
- We feel 581 Waterloo is part of a perfect streetscape.
- 321 Central is deemed by some in Woodfield plus Heritage Experts to be an "orphan home" This home is tall enough and in basic good condition to be a proud standalone property.
- We live in Heritage homes; our first line of defense is to protect them all.
- We embrace and support proper development of this corner but not at the loss of two beautiful Victorian era homes.

QUOTE FROM A WOODFIELD RESIDENT;

"Please do not let the power and influence of developers uninterested in streetscape integrity, aesthetics, or social diversity chip away at this jewel of a heritage district. LACH and the London Heritage Planner are precisely the institution/individual that should be trying to resist these powers, influential as they may be, especially when they seem set on exploiting the neighbourhood feel that Woodfield's unique architecture creates and, in the process exploiting it, destroying it."

The Following is official published positions;

WEST WOODFIELD HERITAGE CONSERVATION DISTRICT PLAN

4.2.2 Demolitions

The goal of a heritage conservation district is to preserve and protect the heritage resources within the short term and over the long term. However, it is recognized 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.

Policies:

- (a) The demolition of heritage buildings in the District is strongly discouraged.

- (b) Any proposal to demolish a heritage building or portion of a heritage building within the District shall require approval from the municipality.
- (c) Where demolition of a heritage building is proposed, the property owner shall provide supporting documentation demonstrating appropriate reasons for the demolition.
- (d) In situations where demolition is approved by Council, written and / or photographic documentation of any notable architectural features and construction techniques may be required to create a record of the building and its components.
- (e) Reclamation of suitable building materials such as windows, doors, mouldings, 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 is strongly encouraged if demolition is approved for any heritage buildings in the District.

4.3 NEW DEVELOPMENT

Within the heritage conservation district boundary, there are few sites where new buildings could be constructed without the demolition of existing structures. However, there may be occasions where infill development or limited integrated redevelopment is possible in the future or where redevelopment is required due to loss of buildings through fire, severe structural decay, etc. In such situations, the following policies are to apply.

Policies:

- (a) New buildings shall respect and be compatible with the heritage character of the West Woodfield area, through attention to height, built form, setback, massing, material and other architectural elements.
- (b) Design guidelines provided in Section 8 of this Plan will also be used to review and evaluate proposals for new buildings to ensure that new development is compatible with the adjacent context.
- (c) In cases where the new building is replacing a highrise, the height should be restricted to match the existing building plus or minus one floor.

8.2.7.3 Vacant Sites

Within the District, there is a small number of vacant sites that currently are not occupied by buildings and that are used as parking lots. It is important for these sites to be maintained so as to not take away from the overall appearance of the streetscape or to adversely affect adjacent properties.

- Vacant properties used as parking lots should be appropriately screened from the street using fencing and landscaping to help maintain the continuity of the streetscape as addressed in the vehicle parking section (Section 9.3.4).
- Where redevelopment is proposed on vacant or underutilized sites, new development shall be sensitive to and compatible with adjacent heritage resources on the street with respect to height, massing, built form and materials.
- When development is to occur on these sites, the policies and guidelines of this plan shall be applied.
- Properties should be maintained using the criteria for property standards as issued by the City.