

**From:** David Howie  
**Sent:** January-19-15 8:56 AM  
**To:** 'wkinghorn  
**Subject:** 1576 Richmond-Heritage issue

Good morning Mr. Kinghorn,

I am writing to address the Heritage Alteration application by the developer of 1576 Richmond.

While I understand the need to replace windows in the existing home, I am concerned with the proposal to demolish the greenhouse, which I believe constitutes a heritage attribute of the property.

Reading the application itself is cause for concern. The arguments given in favour of the alteration, specifically the greenhouse's state of disrepair and the cost of restoration, represent troubling loopholes to the intent of heritage designation. On these principles, any purchaser of any heritage property could claim the same distress and indeed could cause it, simply by neglecting repair and maintenance.

However, what is even more concerning to me is that the application fails to get at the heart of this issue, which is that the developer's intention for the site development would be more easily accomplished with the removal of the greenhouse. This would simply be the latest in a series of modifications to local planning requirements which this project, as envisaged, has necessitated.

In my view, the site development of 1576 Richmond is not without merit to the community. The question for me has always been the intensity of the development, and the exceptions to planning requirements which the current developer has felt were necessary. The issue before the committee is whether demolition of the greenhouse is of sufficient import to challenge the heritage character of the property as a whole. I am of the view that the answer is based on the heritage designation itself. The designation would appear to include the greenhouse as an integral component.

I sympathize with the developer's disappointment that, unbeknownst to the developer when the property was acquired, the site has a heritage designation. However, it does and it seems appropriate to expect council to defend the integrity of planning principles especially when it comes to preserving the city's built heritage.

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