

--	--

D. Menard:

<b>TO:</b>	<b>CHAIR AND MEMBERS PLANNING &amp; ENVIRONMENT COMMITTEE</b>
<b>FROM:</b>	<b>JOHN M. FLEMING MANAGING DIRECTOR, PLANNING AND CITY PLANNER</b>
<b>SUBJECT:</b>	<b>HERITAGE ALTERATION APPLICATION 1576 RICHMOND JANUARY 19, 2014</b>

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

That, on the recommendation of the Managing Director, Planning & City Planner, with the advice of the Heritage planner the following report **BE RECEIVED** for information.

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

**2014-12-10:** Report to the LACH-Heritage Alteration Application- 1576 Richmond Street

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

On January 5, at the Planning and Environment Committee, members received the 1<sup>st</sup> Report of the London Advisory Committee (LACH). Item 6 e) with respect to a heritage alteration application to permit changes to the designated property at 1576 Richmond Street was referred back to Civic Administration for a legal review and further discussion with the applicant, relating to the proposed demolition of the greenhouse (conservatory) and any potential conflict with the Ontario Municipal Board decision relating to the matter. Staff was requested to report back at the next Planning and Environment Committee meeting scheduled for January 19, 2014.

In brief, the alteration application had requested Council consent to remove the greenhouse (conservatory) which was part of the residence located at 1576 Richmond Street. The staff recommendation had noted that the greenhouse was an identified heritage attribute requiring alteration approval, with consultation with the LACH, and had further noted that an Ontario Municipal Board hearing had noted in its minutes that one of the conditions of the Board's decision was that the form and location of the building be maintained.

Members of the committee expressed questions about the phrasing of the staff recommendation and its use of the phrase the alteration "is significant but may be acceptable." For the sake of clarity, this report clarifies that the requested alterations to remove the greenhouse and to replace windows throughout the house are acceptable to heritage planning staff. The use of the word "may" meant only that the greenhouse had been identified as a heritage attribute. In recommending the removal of the greenhouse, the staff report noted its deteriorated condition, its potential costs to repair and its probable loss of functionality given the proposed redevelopment of the property. The staff report noted the LACH had supported the removal of the greenhouse in its recommendation. The LACH had modified the staff recommendation with regard to the window replacement component of the alteration application by requesting the proposed replacement windows on the front façade retain the style and design of the original windows. Staff have no objection to this amendment.

Administration met on January 12<sup>th</sup> to review the proposed demolition of the greenhouse

Agenda Item #	Page #

**D. Menard:**

(conservatory) and any potential conflict with the Ontario Municipal Board decision. With respect to the legal review requested by Committee members on January 5, 2015, a separate report will be provided by Legal Services at the January 19<sup>th</sup> PEC meeting. Because there is a potential conflict with the Ontario Municipal Board decision, further discussion with the applicant will be led by Legal Services.

Conclusion and Recommendation

From the perspective of heritage alterations to properties designated under Section 29 of the *Ontario Heritage Act*, Section 33 (1) of the *Act* allows for alterations to heritage properties if the owner seeks application to do so and receives Council’s consent in writing to the alteration.

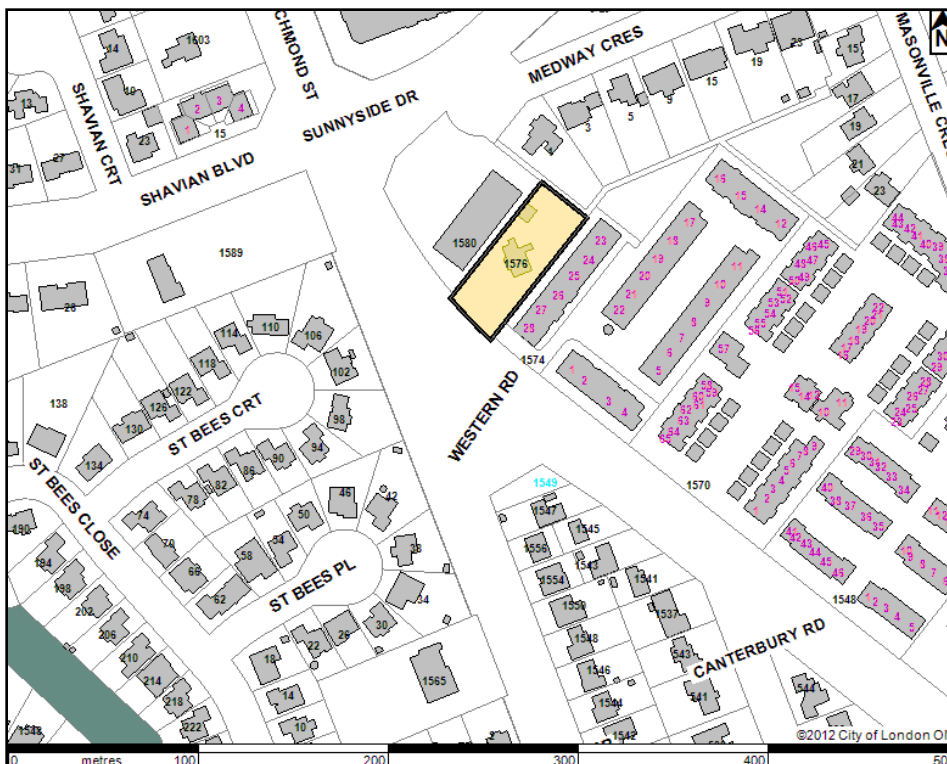
Staff recommends that Council consent to the removal of the greenhouse and to the replacement of the windows as clarified by the LACH with regard to the existing front windows retaining their original appearance.

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

2015-01-14  
DM/  
Attach: Appendix 1- Location Map; Appendix 2 - Photos

Y:\Shared\policy\HERITAGE\Heritage Alteration Permit Reports\Richmond Street, 1576\1576 Richmond Information Report to PEC Jan 19, 2015.docx

**Appendix 1- Location Map – 1576 Richmond Street**



--	--

D. Menard:

Appendix 2: Photos - 1576 Richmond Street



Front façade-facing Richmond Street



Rear – Greenhouse from north



Greenhouse from south