

PUBLIC PARTICIPATION MEETING COMMENTS

10. Property located at 183 King Street – Request for Demolition

- A. Patton, Patton Cormier and Associates, behalf of the Applicant – addressing and reading from the applicant’s structural engineering report for the property; noting the photos in the staff report where beams are supporting laterally; suggesting that the back portion can be condemned; advising of a crack through the thickness of the wall, all bricks have been cracked through on the east side of the building and noting that repointing the entire brick wall of the entire structure is required; noting the foundation walls were examined from the interior where clay brick has been brought down below grade, and is turning to powder; suggesting the support of the upper floors is questionable; advising that the floor joists are partially rotted at the east exterior wall and suggesting a similar condition may exist on window lintels and would offer no support of the brick; suggesting these are clearly not all the elements of a building that should be retained; noting an OMB decision related to a heritage building in Toronto which allowed a building to be substantially altered; advising that the lateral stability of the building is questionable, based on previously installed support and noting that the rear portions should be removed as soon as possible and are not worthy of preservation; proposing that this matter should be referred back to the Planning Staff for further review and consultation; noting that there is no urgency to a decision and the building is not in current danger of collapse and stating that there needs to be far more consideration given to this matter.
- Sandra Miller - as member of the public (member of ACO), speaking to note heritage issues that she hopes to champion, many of which were noted in the staff presentation; advising of the attributes of the building façade, which are quite unique; noting concern with the “death by a thousand cuts” to downtowns in Ontario; suggesting the subject property has unique style, and specifically noting the carriage way; agreeing that there are challenges with the building’s current condition; suggesting that she would like to continue to see urban regeneration; noting that the bracing is in place because the neighbouring building was removed; and suggesting that Southside (the owner) can come forward with a heritage alteration application permit to remedy the condition and asking the Committee to please take this matter seriously.
- Mohamed Moussa, 155 Thornton Ave. – noting he is surprised that there aren't more people here to speak to the matter; suggesting that it was a beautiful building in its time, but now the building needs serious help; noting that the downtown needs help, and suggesting the structure should be torn down, with something built up in its place; questioning why the proposed demolition should have anything to do with a future development application; suggesting that this building is too far gone and that there are some times when things just need to move forward; suggesting that the structure has outlived its usefulness; and noting agreement with Mr. Patton’s suggestion to refer back back to staff for additional consideration, rather than deny the request.