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to this property, these cultural heritage values and attributes may be considered:

1. Design Values
2. Historic Associations
3. Contextual Values

It is acknowledged that the *Inventory of Heritage Resources* (the Register) classifies the priority levels for these properties as follows:

Priority 1 buildings are London's most important heritage structures and all merit designation under Part IV of the Ontario Heritage Act. They are worthy of protection through whatever incentives may be provided in terms of zoning, bonusing or financial advantage and may be designated without the owner's consent. This group includes not only landmark buildings and buildings in pristine condition, but also lesser well-known structures with major architectural and/or historical significance and important structures that have been obscured by alterations which are reversible.

Priority 2 buildings merit evaluation for designation under Part IV of the Ontario Heritage Act or as part of a Heritage Conservation District designated under Part V of the Act, even though these builds are not often worthy of designation individually. They may have some important architectural features or historical associations, be part of a significant streetscape or provide an appropriate context for buildings of a higher priority.

LACH Consultation

Given the timing associated with the demolition request, this matter was proposed for the July 16, 2016 meeting of the LACH, so that a recommendation would be potentially available from that meeting to present at the July 20, 2015 meeting of the Planning & Environment Committee [PEC] and subsequently to Council for its July 28, 2015 meeting. At the time of the writing of this report, there was no scheduled LACH meeting for August 2015. After July, the next meeting of the PEC is scheduled for August 24th and its Report would appear on the September 1st scheduled Council meeting, 2 days after the 60-day period that the *Ontario Heritage Act* invokes for Council's decision whether or not to issue notice of intent to designate properties listed on the Inventory.

On July 10, 2015 the owner notified staff of its interest in requesting that LACH hold an August meeting, because they felt it premature for the LACH hearing to be conducted until such time as City staff have been able to properly and thoroughly review the development [zoning by-law amendment] application so that all involved can have a full picture of what the various applications represent in their entirety. Staff are on track to provide a recommendation on the zoning by-law amendment application in a report to the August 24, 2015 PEC meeting. Following further discussions with staff, the owner clarified that their application for demolition be amended from June 30, 2015 to July 7, 2015 to allow Council a full 60 days prior to considering the application at the September 1st Council meeting. (Appendix 2)

Recommendation

Two pieces of legislation are applicable to these properties: the *Ontario Planning Act* regarding the zoning by-law amendment application, and the *Ontario Heritage Act* regarding the demolition application. The statutory timelines for Council to make decisions on these applications are best made together when with required LACH and public consultation can be both presented before Council at the same time. Staff support the request of the applicant to defer consideration of designating the properties subject of the demolition requests until they can be considered