

## PUBLIC PARTICIPATION MEETING COMMENTS

### 13. Property located at 1656 Hyde Park Road

- Michelle Doornbosch, Zelinka Priamo Ltd., on behalf of the applicant – advising that she provided a letter to the Committee on April 21, 2016; realizing that staff provided the details on the heritage opinions with respect to the property but they wanted to ensure that the Committee had a full package with respect to the existing site plan application that is currently underway with the City; going to refer primarily to the information that she has presented already to the Committee through that letter; advising that she would like the Committee to have a full understanding to ensure that everyone is on the same page when assessing the merits of the heritage designation that is proposed; wanting the Committee to have a full understanding of the overall commercial development that is planned; showing the attached images; showing the plan that is currently with Development Services today; noting that they have had a couple of iterations that have gone before Development Services staff; noting that this is the current proposal and she is expecting site plan approval imminently; pointing out that they have blocked out the future development for the northeast corner of the site where the existing dwelling is; indicating that they have blocked this out so that they can address the demolition permit and the heritage designation through this process; pointing out that what is intended for the site is an overall comprehensive commercial development; advising that when they brought this forward to staff and she believes that they started this process through site plan pre-consultation at least two years ago, her client had a vision for what has been entitled the Hyde Park village; indicating that the intent here is to create a comprehensive commercial complex that will anchor and form the centre of the Hyde Park village; noting that these lands have been vacant for a number of years and essentially, her client has taken the time to consolidate all of the properties so that one cohesive development could be created; seeking approval on the southeast corner of the site to start construction on this building, which is identified as building A and then building B, which is a smaller restaurant along Hyde Park Road is also proposed; pointing out that, along Hyde Park Road, there is also a pergola that is proposed and then the area between the City sidewalk and the buildings is intended to be a plaza type area; noting that this is not an up-to-date drawing, this is the most recent colour drawing that she has but essentially it provides connections directly from the City sidewalk to all of the doors facing the street; pointing out that it provides a contiguous space in between the street and the buildings; recognizing that there is heritage significance with respect to the existing dwelling, in particular, the primary heritage significance relates to the Routledge family; advising that because that is a larger component of the planning justification in terms of designation, what they would like to look at is an alternative to heritage commemoration on the property; pointing out that this is a newer approach that has been brought forward to address heritage components on specific properties; thinking that, in this one in particular, it does have merit for proposing that type of commemoration; pointing out that you can see on the drawing where we do have building C that is proposed; advising that the intent here is to create that street scape along Hyde Park Road; outlining that when they are talking about the preservation of the existing dwelling, we are looking at a dwelling that has been set back from the streetscape; noting that it does not have the same feel and form that is intended for the overall development; reiterating that they have had extensive discussions with the site plan approval staff and with urban design; pointing out that in terms of what the ultimate design of what this overall plaza would look like; going to the elevations, you can see that there is an extensive glazing, there are building entrances facing the street throughout and this is a cohesive development that is proposed; pointing out all sides of building A which is at the southeast corner; showing at the top of the screen that this is a smaller building B which is the proposed restaurant that faces the street; showing an earlier rendering but at least it gives the Committee an indication as to the comprehensive approach that is proposed for this overall design; showing the north and south sides of building C which is proposed to face North Routledge Street and, as well, would face south into the commercial plaza; showing the amount of glass glazing, these are both two storey

buildings that are proposed on the corners of the site; advising that those two storey buildings are intended to anchor both intersections that this site encompasses; expressing concern with respect to the preservation of the existing dwelling, which she outlined in her communication dated April 21, 2016, this dwelling was constructed in 1880 so it is a very old building and there are significant costs associated with bringing an older building up to code and their concern is that when you start to do that you start to lose the character of the dwelling because of the amount of changes that are required; reiterating that this is a commercial development, this is not intended for a residential type use given the area; pointing out that this is a smaller building, there is not a significant amount of commercial floor space within this building; advising that they provided a report to the City, a Building Assessment report, which does outline concerns with respect to the foundation of the building, issues with the brick, cracks and mortars; advising that they do have concerns with respect to the existing condition of the dwelling; indicating that this is their primary concern; pointing out that when you look at the site plan, you can see that there is a gap in the streetscape, it is set back, it does not meet the intent of what the Hyde Park village or the urban design guidelines intend for the area with buildings at the street in creating a main street commercial corridor; reiterating that those are some of their concerns with respect to this; indicating that when you look at the Hyde Park commercial corridor, we feel that this is the start of a revitalization of that area and an enhancement to that area; indicating that if they can continue and extend the proposed development as what they are intending, it is going to encourage the redevelopment further north along Hyde Park Road; pointing out that if they were to leave this gap and maintain this dwelling, it does not give that same emphasis on the redevelopment of the corner and the encouragement to continue that forward; advising that, through this process, the Hyde Park Business Association is a huge component of this entire area; pointing out that they met with the group and have had additional discussions with them; advising that the initial response of some of the Association members was to preserve the dwelling; indicating that when they met and went over all of the details with respect to what is being proposed here in terms of the comprehensive nature of it and the condition of the existing dwelling and what they anticipate this overall development will do for the Hyde Park village itself, they were supportive of this; pointing out that they are here to speak tonight; indicating that they will continue to have discussions with them and are willing to work with them in terms of the overall development, the buildings and the site layout so that we can come up with an approach that will provide a sustainable development over the long term and help to promote the redevelopment and growth of the Hyde Park village; going back to her earlier comments with respect to the heritage significance, given all of these factors, they do feel that there are other components or items that can be incorporated into this design that will still commemorate the heritage significance of this existing dwelling; reiterating that the primary significance of it is the Routledge family; advising that one of the items that they have proposed is a commemorative plaque and a story board that depicts this existing dwelling and provides a historical summary of the Routledge family and the creation of the Hyde Park village; indicating that they have also discussed taking some of the materials from that existing dwelling and incorporating them into the public spaces within the commercial development like the pergola, to use some of the brick, the gingerbread features and incorporate those into the development as well; advising that one of the other items that they had discussed is the design element at the Hyde Park Road and the Gainsborough Road intersection that essentially recognizes the establishment of the Hyde Park village; noting that was back in the late 1800's or 1880's; feeling that these are significant features that can be incorporated into it and will still have that heritage significance but will allow this development to proceed comprehensively and create a benefit to all parties that are involved in this; requesting that the Committee allow the demolition of the dwelling with the condition that they incorporate these heritage features into the overall development and that they can move forward in working with the Hyde Park Business Association on the appropriate steps in this process; *(Note: Councillor Helmer points out that on the site plan that you are showing the Committee there is a big grey area that is 1634 Hyde Park Road, which is an existing one storey brick building and enquiring if that is proposed to be retained)*; responding that, yes, at this point in time, that building is proposed to be retained; noting that it is an existing condition so they are leaving it as it is right now; *(Note: Councillor Squire stated that he went out and looked at the*

building, as he always does, and there is an original building, there is an addition and a deck attached to it and then there is a garage further back; enquiring as to what has to be preserved; is it just the original building that has to be preserved. Kyle Gonyou, Heritage Planner, responds that the ideal situation would be the retention of the entire building and its accumulations; however, recognizing that may substantially constrain any further development opportunities; it is really the primary massing of the building in terms of that rear addition that Councillor Squire mentioned and not that back deck and he did also look at the garage and does not believe that it demonstrates any heritage significance. Councillor Hubert enquires about whether or not there was an Engineer's report done on the condition of the building; noting that he has no technical data on the foundation, he has Mrs. Doornbosch's communication but does not have access to the report; enquiring about Mrs. Doornbosch's statement that if you have old, you cannot have new, it all has to be in alignment and, to him, in urban context, that is a puzzling assertion and he can think of a number of examples where modern, new construction has happened in a non-contiguous way around older ones; two of the ones that come to mind most famously would be in Toronto, Timothy Eaton Memorial Church surrounded by the Eaton Centre; Note: Councillor Squire indicates that the second question is not a technical question; Councillor Hubert responds that it is the assertion that Mrs. Doornbosch is making.); responding that, as part of the demolition permit, they provided an Engineering report that provided details on the interior and exterior condition of the building so that was provided to staff; (Note: K. Gonyou, Heritage Planner, responds that the Building Condition Assessment was circulated to the Building Division and their comments are located on the Planning and Environment Committee Agenda page 220; reading the Building Division comments. Councillor Hubert indicates that, from a heritage and design perspective, the assertion that everything has to be contiguous and cannot be variant, no deviance allowed); clarifying her comment with respect to that, it has nothing to do with the deviation, you can incorporate both and they have done that on many occasions; expressing concern with the condition of the existing dwelling and the intent of what the urban design guidelines are for the village; pointing out that they have a building design with an extensive amount of glazing, large windows, large doors and in order to incorporate that into that existing dwelling it is going to result in significant changes to that existing dwelling; advising that they can tie it together, they can do both, they can incorporate and change the brick colours on this building, they have had those sorts of discussions about tying those altogether but their point is that in order to come up with a comprehensive design and incorporating the existing dwelling with the commercial, they are going to lose the character of the residential; indicating that, to provide a design that what the City is looking for in terms of the Hyde Park urban design guidelines; and, pointing out that that is where there is a bit of disconnect and it does make it difficult.

- Paul Luftenegger, 591 Sanatorium Road – indicating that he is an international singer and songwriter; noting that he writes music to inspire global love and kindness; advising that he moved into this house with his parents from St. Thomas back in the late 1980's and they purchased this home as a family from an owner who lived there for approximately thirty plus years; believing that the person was a second owner; pointing out that he has shared this particular property globally; thinking that some of the mail that the Committee has received is from what he is doing; advising that he writes conscious music and there are conscious people involved in this; working with a New York Times bestselling author whose book has been written in forty-seven languages so far and he has released an album that is international with her this past December; garnering a lot of conversations; indicating that this is a piece to London that he feels is very important; advising that he has travelled the world quite a lot and he believes that in any great city the heart is what always comes to mind; feeling that the heart of London needs to be recognized and he thinks that heritage is a part of our history that he does not believe that we have done as good of a job as we could in the city; advising that he has lived here for quite a number of years off and on in his global nomadic lifestyle; feeling that part of what he is doing will be, in the future, part of perhaps this history of this home; outlining that, by way of the people that he is involved with, one of the people that he has been asked dinner to next month is actually a very public person that has been on Oprah many times; noting that he does not want to go into details or making that a public issue with their name because it is really irrelevant to this discussion; indicating that this is his heart in this home; advising

that he is from London, by music, he learned to play music and has written all of his music in the city; advising that he took his first music lesson at this property; feeling that the letters that the Committee has received; enquiring as to whether the Committee has received the letters and read them; advising that there is going to be more and more of this because with creating love and kindness in the world, more and more people get involved every day; pointing out that he has been doing this for just over five years and he has noticed that, like an investment, it starts getting very big kind of like a compounded interest and these expansions are happening very fast now in many countries with what he is doing; indicating that, although this is a property that has had different people live in it, he is a piece of that history; reiterating that he is from London and proudly so; believing that we have some of the greatest artists coming from this city that are not really being recognized yet that he thinks, in the future, with a bit of vision, will; pointing out that Mike Angelou is known for many quotes, one of which is essentially “faith is the evidence in the things unseen”; and indicating that we have to have faith in the future a little bit of what could be in the heart of London with this home; and, advising that he is one of those heartbeats.

- Maggie Whalley, ACO London – speaking on behalf of the historic building that is being discussed at the meeting; advising that this request for demolition seems to be another example of demolition by neglect; pointing out that we have heard these arguments so many countless times that we could almost just say them by rote; advising that this is not a reason to demolish a historic building; indicating that this helps to mark its character as a historic rural settlement area which is basically being swallowed up in any case; indicating that this building is an important historic landmark and it is an evocative reminder of the origins of this area and the people who live there; replacing it with the modern buildings is fine except that she would not want to see it disappear; pointing out that this building has been touted as providing a community engagement building, which she is sure that it can be, but that does not mean that we have to lose the historic building at the same time; enquiring why it would be demolished when it can still be used and still be useful; advising that authenticity is the key here, she believes as it is second rate to replicate; indicating that a mantra occurred to her when she was thinking about this, yes please, repair, restore, even renovate but please do not try to replicate and do not try to incorporate just bits and pieces from a historic building into a new building; and, asking the Committee to please designate the building.
- Nancy Powell-Quinn, 377 South Carriage Way – indicating that she is a resident of Hyde Park as well as an employer in Hyde Park; expressing excitement about the Hyde Park Village and its future development; expressing support for the proposed demolition; indicating that the developer designs support the official Hyde Park Community Plan, as you know, and the village concept and pedestrian feel with the street facing façades; recognizing and appreciating the heritage feel and characters of the dwelling and the discussion; however, she has some concerns, many of which have already been discussed; expressing concern with the delay of the development of that corner as well as safety concerns; expressing concern that, with a designation of a heritage building, it will prohibit the developer from moving forward, the sidewalks will not be poured on North Routledge and it will delay what she envisions, and she thinks many people in Hyde Park envision as a great community deal, as a resident raising a family and as an employer who has residents in Hyde Park, she wants Hyde Park to be a place to walk, shop and dine, to live, work and play; believing that this developer has those considerations in mind with this development being proposed; acknowledging that using bits and pieces of a building does not fully restore or maintain the character of the corner but she thinks that it honours it in certain ways and she thinks that they can maintain a celebratory aspect of the heritage of this corner by incorporating pieces of the building and talking about the building; and, believing that a big part of heritage is education, talking about the history of it and, as a resident and an employer and a member of the Hyde Park Business Association, she feels that they can continue to have this message of history and heritage of Hyde Park village.
- Donna Szpakowski, President, Hyde Park Business Association (HPBA) – indicating that when they met with the Developer and M. Doornbosch, Zelinka Priamo Ltd., most of the Hyde Park Community Association Members did not want the building demolished; however, after much discussion and understanding better what this developer has in mind

for this corner in Hyde Park, they unanimously supported the demolition; pointing out that the HPBA has a role in ensuring, as much as they can, that growth and development happens in a manner that supports both residents and businesses; advising that the HPBA is very committed to the concept of the Hyde Park Village running east/west on Gainsborough Road across Hyde Park Road as per the official Hyde Park Community Plan and its designation in the new London Plan; indicating that they have a developer that has come forward with a planned commercial development that will support small and unique businesses and with a vision for pedestrian commercial village destination that will attract, retain and grow businesses in the Hyde Park area resulting in an overall positive impact to the City and to its residents; noting that, in addition, the developer has agreed to meet with the HPBA throughout the process for a collaborative working relationship where we are hoping to have impact on the village feel of the structure; outlining that this will be the first significant step in the business regeneration and community rejuvenation since they have come through the tumultuous past two years of the road widening; reiterating that their first choice was to see the building designated as the heritage asset and repurposed for commercial use such as a quaint restaurant but, after considering the options, the HPBA supports the demolition of the structure at 1656 Hyde Park Road providing the Planner and the developer follow through as discussed and agreed to honour the history of the intersection by integrating the character of the dwelling in the new construction; and asking that we move forward by celebrating Hyde Park and the village while honouring our heritage by working together to build a vibrant economy and a growing tax base in our corner of northwest London. *(Note: Mrs. Szpakowski referenced her communication dated April 19, 2016 included in the Planning and Environment Committee Added Agenda.)*

- Janet Hunten, 253 Huron Street – advising that commemoration is not the same as looking at a real building, a three-dimensional structure; pointing out that it is a very fine looking building; indicating that the essence of a building street is the variety and we would be losing an important piece by losing that building; looking at the picture shown at the Planning and Environment Committee and it could be any mall, anywhere; reiterating that the old farm house is a fine looking building representative of many that have been lost in London and the neighbourhood; and, advocating that she is all for keeping the building.