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D. Menard

TO:	CHAIR AND MEMBERS BUILT AND NATURAL ENVIRONMENT COMMITTEE PUBLIC PARTICIPATION MEETING MONDAY, SEPTEMBER 26; 7:00 P.M.
FROM:	J. M. FLEMING DIRECTOR, LAND USE PLANNING AND CITY PLANNER
SUBJECT:	DEMOLITION REQUEST FARHI HOLDINGS INC. 764 WATERLOO STREET

RECOMMENDATION

That, on the recommendation of the Director, Land Use Planning and City Planner, with the advice of the Heritage Planner, the request for the demolition of the designated heritage property at 764 Waterloo Street **BE APPROVED** with the conditions noted:

- i) that prior to any redevelopment application related to this site, or to 754 Waterloo, concept plans be provided clearly showing compliance with the Guidelines for the Bishop Hellmuth Heritage Conservation District. Such a redevelopment should include consultation with the Bishop Hellmuth Community Association;
- ii) that the LACH be consulted as required by the Act with respect to any future redevelopment in terms of its impact on the Hellmuth District;
- iii) that, until an approved redevelopment proposal is in place, landscaping be provided to buffer the empty lot from the residential district to the north;

it being further noted that the London Advisory Committee on Heritage has been consulted on this matter and that the Hellmuth Community Association will make its views known at the meeting on the 26th of September.

PREVIOUS REPORTS PERTINENT TO THIS MATTER
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2006 August 21 – Report to Planning Committee – Demolition Applications 764 & 754 Waterloo Street and 354 Oxford Street E.

BACKGROUND

The structure at 764 Waterloo Street is a white brick two storey residential building, later converted to commercial use on the ground floor. The structure was identified as a Priority 3 structure on the Inventory of Heritage Resources and was designated under Section 41 (Part V) by virtue of its inclusion in the Bishop Hellmuth Heritage Conservation District, established in 2003 by By-Law L.S.P. 3333305. According to a former owner and current neighbor, the building has been vacant since the early 1990s.

In 2006, an application was submitted by a previous owner for the demolition of this property and two other properties- 754 Waterloo and 354 Oxford Street East. At that time, Council resolved that the demolition applications be denied as the buildings at 764 Waterloo and 754 Waterloo were located within the Bishop Hellmuth District and a site plan for the redevelopment of these lands had not been submitted.

Subsequently, both the former gas station at 754 Oxford Street East and the residential building at 354 Oxford Street East (not part of the District) have been removed. Both the properties at 754 Waterloo Street and 764 Waterloo Street remain within the Heritage Conservation District and are subject to the policies and guidelines for the Hellmuth District.

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Legislative Framework

Section 42 (1) of the Ontario Heritage Act states:

No owner of property situated in a heritage conservation district that has been designated by a municipality under this Part shall do any of the following unless the owner obtains a permit to do so:

- Alter, or permit the alteration of any part of the property, other than the interior of any structure or building on the property.
- Erect, demolish, or remove any building or structure or permit the erection, demolition or removal of such a building or structure. 2005 c.6, s.32 (1)

Section 42 (6) states:

If the Council refuses the permit applied for or gives the permit with terms and conditions attached, the owner may appeal to the Board. 2005 c.6, s. 32 (4)

Revisions to the Heritage Act in 2005 have enabled municipal Council to deny a demolition application for a designated property, if it chooses, provided a response is provided within 90 days of the application being accepted for discussion and, where one exists, after consultation with its Heritage Advisory Committee. If no response is provided within the time frame, the application is deemed to be approved. Council may also choose to approve a request for demolition or approve such a request with conditions attached.

The Bishop Hellmuth Heritage Conservation District

The Hellmuth Heritage Conservation District was established by Council in 2003. As described in the district heritage character statement in S. 13.6.2:

“The district encompasses an important area of London from an historical perspective, as well as from the vantage point of urban development in the late 19th. to the early 20th century. The residential tree lined streets and boulevards, and back lanes created at that time continue to give the District a visually rich and complex environment. This is augmented by the narrow street allowances, small front yards, and two storey building heights that create a spatially intimate streetscape of rare quality in London.”

13.6.2 ii states that Council has declared its intention to maintain, protect and conserve the Bishop Hellmuth Conservation District and further that “ Council shall have regard to Official Plan policies as they apply to heritage conservation districts in S. 13. 5 and, in particular, to control any changes to property designated under Part V of the Ontario Heritage Act in accordance with Official Plan policies and the Bishop Hellmuth Heritage Conservation Guidelines.”

District Guidelines

The District Plan developed originally for the District does not prevent demolitions in the District. At the time of the creation of the Hellmuth District, the Ontario Heritage Act did not allow municipalities the power to deny demolitions. However, since the revisions to the Heritage Act in 2005 and the inclusion of the Inventory of Heritage Resources on the Official Register of Heritage Resources in 2007, municipal Council now has the legislative power to deny a demolition of a designated property and has developed a process for assessing requests for demolitions of heritage properties. This process includes consultation with the LACH, as required by the Act, and, where possible, submission of drawings to show the proposed new structure on the designated site. Such drawings are useful in determining whether or not the proposed new structure is in agreement with the District Plan and Guidelines in terms of complementing the heritage character of the District. The Hellmuth Guidelines have several guiding principles:

- New development should reflect the streetscape context in terms of building style, height, materials, proportions and mass as a template for compatible new building designs.
- New development, generally, should reflect the prevailing building character comprising 1 & ½ to 2 & ½ storey historic houses located closely together and richly embellished with decorative verandahs, gables and stained glass windows.

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- Contemporary architecture is encouraged in the heritage district and constitutes tomorrow's new heritage. An important principle is to ensure that contemporary architecture blends in and complements the historic context. It should not be conspicuous and stand out.

Building Policies expressed in the Guidelines Related to all New Buildings

- The setback of new buildings should be consistent with the adjacent buildings and the streetscape as a whole.
- New buildings may be traditional or contemporary in style.
- New buildings, generally, should be in the prevailing building height range of the district.
- The continued use of brick for new building is encouraged. Compatible alternatives should be traditional such as wood or stucco. Vinyl or metal sidings are discouraged as they lack historic character and integrity.
- Shallow pitched roofs are discouraged.
- For new commercial buildings traditional signs and awnings are encouraged. ...The City's sign by-law shall apply.
- A priority is that car parking be accessed off the back lane. If absent, car parking should be located to the side or rear of the new building. The car park should be landscaped or screened with a hedge or traditional wood fence.
- Building colours should complement the heritage character of the district.

The Hellmuth Guidelines make specific reference to the former Esso Service Station site at 754 Waterloo Street. For it, and the Shell station opposite, the building polices state that, if another gas station were to be built there, the prevailing gas station building style is considered acceptable. Where new buildings or major redevelopments are considered for the site, the building policies described above shall be followed where they are appropriate. Finally, they point out that an important visual feature that should be initiated between the gas station and the adjoining residential area is fencing and landscaping to assist to blend the gas stations' visual presence with the heritage district.

The Application

The three sites were acquired by the current owner in 2011. The property at 764 Waterloo had further deteriorated since the initial demolition application was denied in 2006. The former owner had done little to maintain the property other than blocking the windows and doors to make the building secure. More recently, c.2008-9, a new roof had been put on, but little appears to have been done to address the damage created by water infiltration prior to the installation of this roof. A visual assessment was conducted on the owner's behalf by NA Engineering Associates. (Appendix 2) Its findings can be seen on pages 4-6, and in the accompanying photos, concluding with the comment that the completion of the necessary repairs to rehabilitate the building requires funds that cannot be justified. Further, it points out that many heritage elements have been removed. Finally, it notes that the building, in its current state, represents a potentially unsafe condition and recommends that the structure be demolished. There is concern on the owner's part that vagrants are making use of the building for illegal activities notwithstanding several attempts to make the building secure.

A visual inspection was carried out by the heritage planner in late August. (Appendix 4) There is no question that there are serious issues which must be addressed should efforts be made to rehabilitate the building either as a residence or as an office. Probably related to the roof leak, there are signs of mould on a wall on an upper floor bedroom and ceiling plaster and lathe has collapsed. However, it should be noted that structural issues that would compromise the building's integrity are not as apparent as is the general messiness of an abandoned building. Nonetheless, it would still require significant funds to make the building habitable again.

In discussions between staff and the owner's agent about the possible demolition of the building at 764 Waterloo, attention was focused upon the residential building recognizing that the properties at both 354 Oxford Street East and 754 Waterloo were likely candidates for commercial uses, perhaps requiring rezoning to accommodate some uses. The current zoning in place for 764 Waterloo is R2-2; for 754Waterloo is CC /SS; and for 354 Oxford Street East is

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R3-1 / OC5. Initially, no immediate use was suggested for the site. While there have been inquiries, no applications have been made.

Consultation with the LACH and the community

The London Advisory Committee on Heritage discussed the request for demolition at its meeting on Wednesday, September 14. As part of the discussion, the applicant, Farhi Holdings Inc. presented a concept plan to illustrate the type of commercial /residential building that might be erected, with zoning approval, on the three sites. (Appendix 6) In presenting this concept, the applicant repeated a willingness to work with the City and the community to ensure that whatever was placed on the site would be complementary to the District. Following the discussion, the LACH recommended that it does not oppose the demolition of the structure at 764 Waterloo noting that the community had not yet had an opportunity to respond to the application and would do so on September 26 at BNEC. The LACH further commented that it would expect to be consulted as part of the process of reviewing any new building proposed for this site and for 754 Waterloo.

A letter from the Chair of the Hellmuth Community Association had been received prior to the LACH meeting on the 14th. The Community Association indicated its opposition to the demolition for a number of reasons noting, in particular, the absence of future plans for the site. (Appendix 3) At the LACH meeting, the members of the Hellmuth association chose to delay a response until the opportunity at the BNEC meeting scheduled for September 26.




Recommendations

Given that there is no specific plan for the reuse of this site, separately, or as part of a larger project, the impact of redevelopment cannot be assessed at this time. While it has been correctly noted that a variety of heritage attributes have disappeared over time, the building still retains its general Queen Anne style elements to a degree and currently serves, with its immediate neighbor, as a visual entrance to the Hellmuth District. However, it is evident that the building continues to deteriorate and may represent a hazard to public safety. The owner has made it clear that the investment required to rehabilitate the building is not forthcoming.

While it is preferred that no demolition approval be given until such time as there is a redevelopment proposal to review, the current building has been vacant for some time and the owner has made it clear that the building will not be incorporated into any future redevelopment of this site. At this time, it is recommended that the request for demolition be approved subject to the following conditions: i) that, prior to any redevelopment application related to this site, or to 754 Waterloo, concept plans be provided showing compatibility with the Conservation Guidelines for the Bishop Hellmuth Heritage Conservation District. Such a redevelopment proposal should include consultation with the Bishop Hellmuth Community Association; ii) that the LACH be consulted re any redevelopment application in terms of its potential impact on the Hellmuth District iii) that, until an approved redevelopment proposal is in place landscaping be provided to buffer the empty lot from the residential district to the north.

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PREPARED BY:	SUBMITTED BY:
	
D. MENARD HERITAGE PLANNER CITY PLANNING & RESEARCH	G. BARRETT, AICP MANAGER – CITY PLANNING & RESEARCH
RECOMMENDED BY:	
	
J. M. FLEMING, MICP, RPP DIRECTOR, LAND USE PLANNING AND CITY PLANNER	

September 15, 2011

dm/

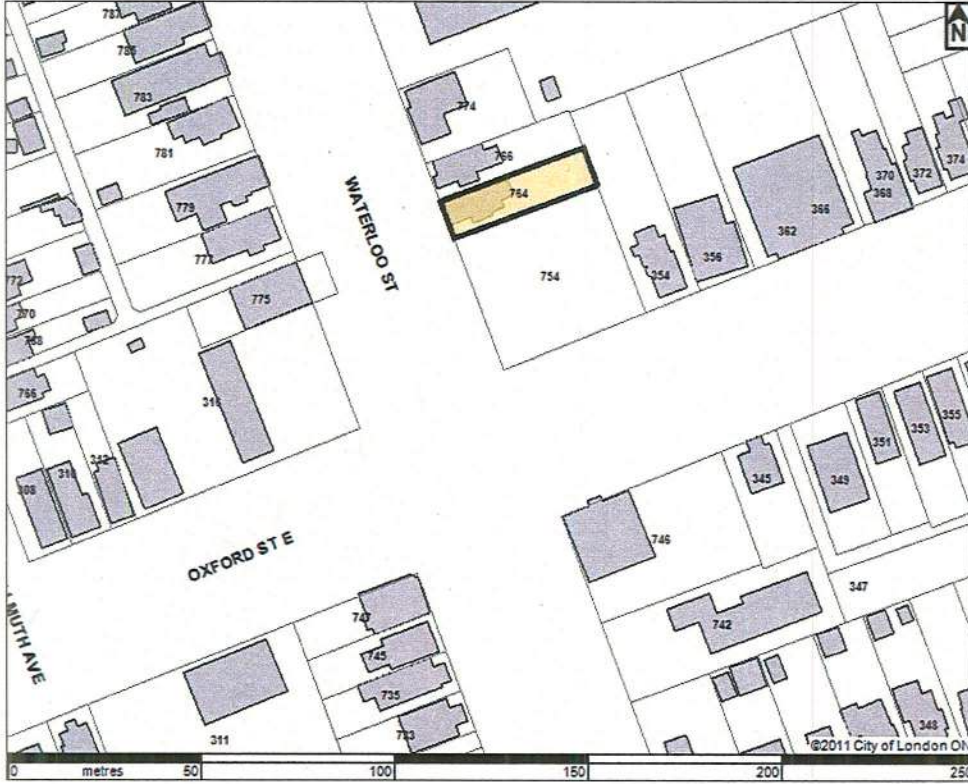
Attach: Appendix 1 –Location Map; Appendix 2- Engineering Assessment; Appendix 3 –
Community Letter

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Appendix 1 –Location Map – 764 Waterloo Street



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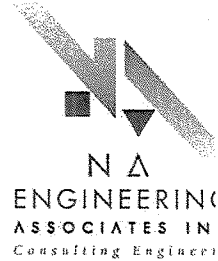
Appendix 2: Engineering Assessment – 764 Waterloo Street

File No.: 11-3011

July 28, 2011

Farhi Holdings Corporation
484 Richmond Street Suite 200
London, ON
N6A 3E6

Attention: Mr. Shmuel Farhi



Re: Visual Building Assessment for residential building located at 764 Waterloo St., in London, ON

Dear Sir:

NA Engineering Associates Inc. was retained by Farhi Holdings Corporation to complete a visual review of the residential building located at 764 Waterloo St., in London, ON. The purpose of this review was to prepare a report on the general condition of the building and the property.

This report serves to summarize our observations and recommendations.

On January 21st, 2011, Ms. Mary Ferenc, Mr. Ilir Cela and Mr. Michael Nguyen of NA Engineering Associates Inc. conducted a visual review. Also present during the visual review was Mr. Kevin Barendregt, Sendex Environmental Consulting Engineers and Scientists. No construction drawings were provided prior or during the review. No destruction of the building finishes was done during the review. Weather conditions at the time were overcast w/light flurries.

A second site review was completed July 28, 2011 to review the exterior of the building. At the time of the first review, access around the building was limited because of heavy snow around the building.

DESCRIPTION

The building at 764 Waterloo St., London Ontario is a two storey residential type structure with basement. The building has been abandoned for a number of years with no heating, cooling or maintenance. The exterior of the building is of yellow brick with wood soffits which have been covered over with aluminum siding. The bay window on the front façade has also been covered over with aluminum. The roof is finished with asphalt shingles which have replaced the original roof material, which was most likely slate. There is a shed style cover over an exterior basement access on the south side of the building which is made of up plywood. The original porch structure has been removed and a pressure treated wood covered porch with aluminum soffits and fascias has been constructed at the front or west side of the building. The style of the replacement porch is not in keeping with the style of the building. There is a single storey kitchen addition on the east side of the building with no basement.

90 ALBERT ST.
LONDON, ON N6A 1V7
PHONE 519 432 0000
FAX 519 432 1313

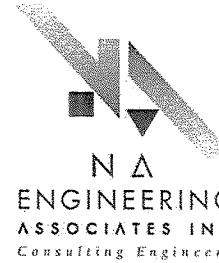
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The building is of wood construction with wood roof joists, wood stud walls and wood floor joists. The interior finish has a combination of some original lath and plaster and more recent style gypsum board.

There is a full, although low ceiling, basement under the original structure with access from the exterior on the south side and from the interior on the north side. The second floor is accessed via a stair case from an entrance on the north side of the building. The main entrance is on the west side, from the street. From the inside the foundation walls were noted to be brick with a decorative type block on the exterior.

All of the window openings are boarded up and there was no hydro or heat within the building.



OBSERVATIONS

The exterior of the building has a porch on the west or front which has been added at some later date using straight pressure treated wood. The shed style cover over the entrance to the basement on the south-side is constructed of wood studs and joists with plywood over.

The brick mortar joints specifically below windows, appear to have been repaired at some time. The repair mortar used appears to have been a cement base which is too hard for this type of brick and which will cause more damage to the adjacent brick. New cracks have appeared so these areas require additional repairs. The chimney was noted to have a number of cracks in the brick which require repair. The corner of the building on the south-east has some bricks missing or broken and there is another area at the south-west end where bricks are missing. These areas require repair. Re-pointing of the brick in a number of locations is required because of missing downspouts. The water running over the brick has eroded the mortar.

The mortar joints on the decorative block along the bottom of the building also need repair or replacement with some of the blocks being broken or cracked. The basement is also leaking as evidenced when it was reviewed from the interior. These water leaks are damaging the integrity of the basement brick foundation wall. The exterior foundations would need to be waterproofed and the interior mortar joints repaired. To waterproof this foundation the area around the building would have to be excavated.

The exposed wood on the exterior of the building has not been maintained and the paint is peeling away. A close inspection of this was not completed but because of the exposure to the elements the wood may be damaged.

The sidewalk and driveway is broken up and full of holes. Care must be taken when walking around the property. At the time of the second review, the grounds had grown over. Downspouts were missing in all of the locations. The water running down the brickwork is causing additional damage to the mortar joints in these locations.

The first floor appears to have been an office area with access from the front and back door. The main floor interior space has had additional interior walls added to separate the ground floor from the upper floor with no access

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between. At the time of the review, the wall separating the main floor from the access to the upper level had been damaged to allow access to the upper level and to the basement.

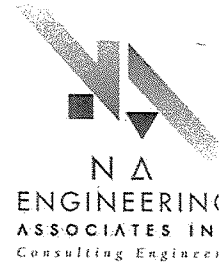
The walls and floors of the main floor have been damaged by vagrants, animals and the weather. Many of the interior finishes have been damaged and/or removed. Many of the walls had holes where it appears that vagrants had tried to gain access to other parts of the building. There were animal feces in many locations and a number of dead animals were found. Extreme care had to be taken during the review because of the feces and dead animals. There were papers and other items left behind when the office space had moved out which, has been thrown about. It was noted that some of the light fixtures were in place but these were all florescent lights which would have been added when the space was converted to an office. There was no power to the building. The back kitchen area had some snow around the door, even though it had been boarded up from the exterior. This indicates that moisture is penetrating into the building which will cause additional damage.

There is access to the basement on the south side of the building via an exterior stair case. This stair case has been covered over with a wood stud and plywood structure. The wood and plywood were only paint finished and the structure is deteriorated and in bad condition. The stair could not be accessed at the time of the review because the door was boarded over. There is also an interior stair which accesses the basement. This stair is accessed only from the entrance on the north side. The north entrance was not accessible from the exterior at the time of the first review but, as noted previously, the wall separating the apartment entrance and the main floor office area has been broken open. This was used during the site review to access the remainder of the building.

It was found that the interior basement stair accessed only the furnace area in the basement and that the remainder of the basement was accessed via the exterior south stair. The wall separating the furnace area and the remainder of the basement was damaged so access to the remainder of the basement was achieved by crawling through the opening in the wall. Here it was noted that one of the basement windows was broken and the snow and wet was coming into the basement.

Throughout the basement, there was evidence of water damage. The ceiling height was low and care had to be taken when walking around. There was also evidence of foundation leaks with water found frozen on the wall inside. Animal carcasses were found in the basement along with animal feces. Openings in the basement ceiling revealed that some joists had been cut to allow for installation of ducts and conduits with no measures taken to reinforce these joists. The ceiling in the basement would have to be removed and the joist inspected to ensure that the floor is safe. It appears that the part of the basement accessed from the south exterior stair was an apartment.

The second floor is accessed from the north side of the building and is separated from the main floor. The space appeared to be an apartment. Here it was found that the ceiling finishes throughout were badly damaged because of water leaking through the roof. It appears that the roof had been leaking for an extended period of time and some of the lath and plaster had fallen in, and some was hanging. There was also a lot of damage to the wall finishes and



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therefore there may also be damage to the wall structure. Some of the areas were carpeted and these carpets had a lot of water stains on them. These carpets would have to be removed, and the sub floor reviewed for damage. There was broken glass throughout.

There is no power, water or gas service available in this building. The existing mechanical and electrical main services were disconnected and the meters removed. The main service lines were vandalized, cut-off and abandoned

The 100A 120/240V 1Ph distribution panel c/w main breaker is found on the basement. This panel was used to service the whole building.

Also, in the basement was found an old gas furnace that was used to service the whole building. Adjacent to the furnace was found an old water heater and the service lines.

Duct work layout was available but damaged and rusted due to condensation and exposure to extreme weather conditions. It was noted that heating in this building was non-existent for a long time.

There were no standing sinks and plumbing fixtures. Most of them were damaged or removed. Also, not all washrooms were serviced by an exhaust fan.

The power cables were vandalized and removed in some areas. A combination of copper and aluminum cables were found to be used for power services.

It should be noted that the visibility in the entire building was an issue, because there was no power available and all of the windows were boarded up except for one in the basement.

A mix of non-energy efficient fluorescent and incandescent light fixtures (surface or recessed mounted) were found. Lenses, lamps or ballast were missing in the majority of locations, with those remaining broken.

A conventional switch was found in most of the rooms but in some locations was hard to find them due to accessibility and layout changes made through time.

The original thermostat controlling the furnace and monitoring the temperature on the main floor was found near the front entrance.

Based on the fact that heat and electricity in this building was missing for a long period of time, conditions are very poor and inhabitable.

COMMENTS AND RECOMMENDATIONS

It appears that this building has been abandoned and left in disrepair for an extended period of time. Damage to the interior finishes, the mechanical and electrical services was noted throughout. This damage has been caused by vagrants, animals and water.



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Vagrants have had access into the building causing damage to the wall finishes, floor and partitions. There is the possibility that vagrants will continue to enter the building as the area behind the building is secluded and overgrown. Although the windows have been boarded over, as evidenced during the review, these have been removed and the building accessed.

Animals have been in the buildings leaving feces over many surfaces introducing a health risk to anyone inside the building. Dead animals were also found. Any animals, including raccoons, rabbits and mice getting into the building will also continue to cause damage within the building.

The building has not been heated for an extended period of time, and because there have been water leaks in the roof, over the windows, and through the foundation walls, damage has occurred over most of these finishes.

The structural components were not visible but it is likely that the structure has been affected by the water damage and vandalism. The ceiling in this building and the walls showed evidence of a lot of water damage. The foundation walls were also found to require waterproofing all around the exterior and because of the existing water leaks, the mortar joints in the brick basement walls require repairs.

The building appears to have had renovations done in the past, taking away from the original design of the building. Many key architectural elements such as moldings, doors, baseboards etc have been removed. Some of these renovations have also caused damage to the base structure as evidenced from the basement. The removal or partial removal of floor joists during the installation of pipes and ducts have made the floors unsafe in some locations. The entire main floor structure should be exposed from the basement and reviewed. The drywall or remaining lath and plaster on the second floor walls and ceilings must be removed and the wood roof joists and wall studs examined for damage, because of the roof leaks that have occurred.

Fire separations between suites have been damaged/vandalized thereby not meeting the code requirements.

The mechanical and electrical systems in the building was found to be non-existent or damaged. The existing conditions do not meet the requirements of the current codes. The entire mechanical system needs replacement. Damage to the plumbing will have to be reviewed and the type of piping in the building will also have to be reviewed for lead.

Based on our review it is our opinion that the damage to the interior and the exterior of the building is extensive. The amount of funds required to repair and update the existing and to bring it to a condition that would be safe for use and make it suitable as a living/working space is uneconomical.

Some of the repairs would include the following:

- The entire interior would have to be gutted because of the damage from animals and vagrants and to properly review the base structure for any additional damage that may have been caused by water and previous renovations.



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- The floor joists need to be reviewed to repair damage caused by previous renovations and installations.
- A new mechanical system would have to be installed including heating, cooling, ductwork etc. to bring the building up to code. The existing plumbing should be reviewed for lead and where required replaced with proper materials.
- The building around the exterior would have to be excavated to properly waterproof the foundations and stop the leaking into the basement.
- The masonry requires re-pointing on the inside basement walls to repair the damage from leaking through the wall. The exterior brick also requires repairs to new damage including cracks, brick replacement and re-pointing. These repairs occur on the chimney, along the areas where the downspouts were, at the corners of the building and in a number of other locations. The existing repairs should be removed and repaired with proper lime based mortar.
- Removal or reconstruction of the shed structure over the basement entrance on the south side.
- Review of the boarded up windows, for damage and replacement as required.
- Repair of any areas that are revealed during work on the above.



Given the value of this property upon completion of all the above noted repairs, the funds required for such a renovation cannot be justified. Also, as noted previously, this building has gone through a number of renovations and has had many of its original unique features removed and the interiors modified. Additional funds would be required to restore the building to its original state.

To eliminate all potential unsafe conditions and ongoing deterioration, to ensure that children do not hurt themselves and to remove any opportunity for vagrants unknowingly to inhabit these properties, we recommend that this structure be demolished.

We trust that the information provided is satisfactory for your needs. If you have any questions, or if you would like any further information, please do not hesitate to call our office.

Submitted by,
NA ENGINEERING ASSOCIATES INC.

Mary M. Ferenc, P. Eng. Structural

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The existing residential building located at 764 Waterloo St.



Damage to existing exterior. Metal soffits and fascias are not original.

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Wood enclosure over south stair accessing basement and brick damage.

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Crack in the brick of the chimney, and deterioration of the mortar joints.



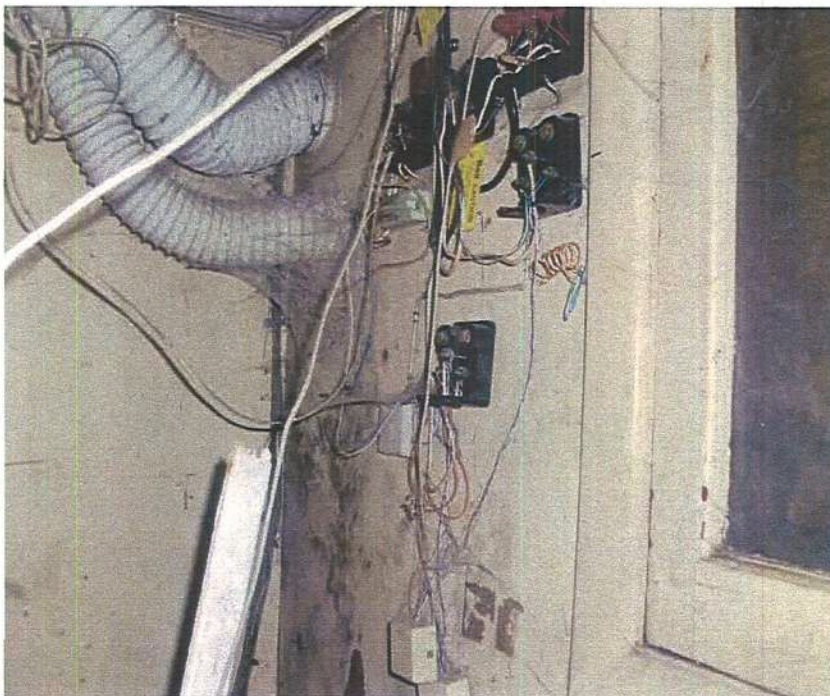
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Damage to the upper floor ceiling because of water leakage.



The existing voice/data and cable TV systems for building located at 764 Waterloo St.

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The existing main distribution panel for building located at 764 Waterloo St.



The existing gas furnace heater for building located at 764 Waterloo St.



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Appendix 3: Community Letter

798 Hellmuth Avenue
 London, ON N6A 3T7
 September 13, 2011

Heather Lysynski
 London Advisory Committee on Heritage
 City of London

RE: APPLICATION FOR DEMOLITION, 764 WATERLOO STREET

To Members of the London Advisory Committee on Heritage:

I am writing as chair of the Bishop Hellmuth Community Association, after consulting with several members of the community in lieu of an official community meeting. I, and those with whom I have conferred, strongly oppose the proposed demolition of the house at 764 Waterloo Street, for the following reasons:

1. The building forms part of the Bishop Hellmuth Heritage Conservation District and, although parts of the building have been sadly neglected for many years, its general architectural form and its date of construction make it compatible with the overall character of the district.
2. Its demolition would set a potentially dangerous precedent within the District. Several years ago St. Joseph's Hospital requested permission to demolish a cottage on Wellington Street beside the Parking Garage, and was denied on the grounds that buildings within the District should not be demolished. There are other clusters of homes within the District that share common owners and could be future subjects of demolition requests.
3. The request comes at a time when the stability of the Bishop Hellmuth Heritage Conservation District has resulted in the extensive restoration and refurbishing of many homes in the neighbourhood, such as those at 270 and 338 St. James Street. The demolition of a house within the District calls that stability into question.
4. The recent history of home renovation within the District, combined with a general rise in real estate prices there, makes the major work reputedly required with this building a viable project. Demolition makes a mockery of the emphasis on style guidelines imposed elsewhere in the District.
5. The application for demolition seems arbitrary in the absence of other stated plans for the site. There is some fear in the neighbourhood that the proposed demolition of this house may be – or may become – related to plans for the development of the empty corner to the south. The neighbourhood was active in defeating development on the northwest corner of Oxford Street and Hellmuth Avenue, and in assuring a degree of architectural sympathy in the redesigning of Shell Station on the northwest corner of Oxford and Waterloo Streets. These efforts were in the interest of avoiding unsympathetic commercial encroachment into the residential neighbourhood.

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For these reasons, we would very much like to see the application for demolition of the house at 764 Waterloo Street denied. We find the application especially inappropriate without any indication of future plans for the property.

Yours truly,

Mari Parks

Copied to Don Menard, Heritage Planner

Appendix 4: Additional Pictures



Front with neighboring home (2006)



South façade (2006)



Rear with neighbor (2006)

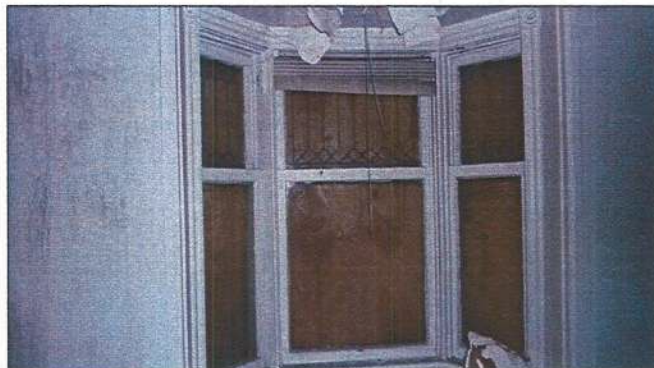
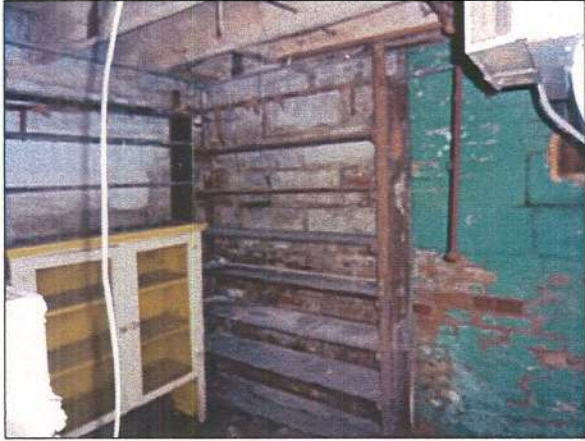


West Streetscape (2006)

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Appendix4: Additional Photos – Interior (2011)



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Appendix 5: Concept Plan

(Submitted by applicant to illustrate type of potential development)

