



London  
CANADA

P.O. Box 5035  
300 Dufferin Avenue  
London, ON  
N6A 4L9

June 24, 2016

V. Frijia  
Southside Construction  
75 Blackfriars Street  
London, ON N6H 1K8

I hereby certify that the Municipal Council, at its meeting held on June 23, 2016 resolved:

26. That, on recommendation of the Managing Director, Planning and City Planner, with the advice of the Heritage Planner, the Chief Building Official BE ADVISED that the Municipal Council consents to the demolition of the building located at 175/179/181 King Street in the Downtown London Heritage Conservation District under Section 42 (1) of the Ontario Heritage Act, subject to the following conditions:

- a) prior to any demolition, measured drawings of the exterior and photo documentation of the exterior and interior of the existing structure at 175/179/181 King Street be provided by the applicant and submitted to Planning Services;
- b) prior to any demolition activity, a conservation plan satisfactory to the Chief Building Official be provided by the applicant to ensure the protection and structural viability of the building located at 183 King Street; and,
- c) the applicant be required to post a bond or provide a certificate of insurance as a guarantee that the structure at 183 King is protected during the demolition process of the building at 175/179/181 King Street;

it being pointed out that at the public participation meeting associated with this matter, the individuals indicated on the attached public participation meeting record made oral submissions regarding this matter. (2016-P10D) (26/12/PEC)

C. Saunders  
City Clerk  
/jb

cc: A.R. Patton, Patton Cormier Ferreira Lawyers, 1512-140 Fullarton Street, London, ON  
N6A 5P2  
J.M. Fleming, Managing Director, Planning and City Planner  
J. Yanchula, Manager, Urban Regeneration  
K. Gonyou, Heritage Planner  
K. Butts, Executive Assistant, Planning  
London Advisory Committee on Heritage

## PUBLIC PARTICIPATION MEETING COMMENTS

### 26. Properties located at 175, 179 and 181 King Street

- Alan R. Patton, on behalf of the applicant – indicating that the owner owns the subject site and the blue building beside it; discussing the blue building and he agrees with the staff recommendation; noting that he was not going to discuss the building to the east, the white building; advising that if it has historical reasons, it may be solely related to the ongoing activities of a previous owner, the Hell's Angels for the activities that went on in there but you never know what is worthy of a historical designation or a heritage designation but it is important to note that the white building, as he calls it, is structurally unsound; indicating that anyone who is familiar with that building knows that there are three structural steel girders on the east side of the building; (*Councillor Squire asks Mr. Patton to please keep his comments to the blue building.*); Mr. Patton responds that he realizes that but the adjoining building was brought up in submissions by a Member of the Planning and Environment Committee and he just wanted to address that; (*Councillor Squire responds that it was only to the extent that he wanted to know what was going on with it in that it was a demolition that has been turned down and has been appealed to the Ontario Municipal Board but if Mr. Patton would like to talk about the actual state of the white building that is not what they are there tonight to do.*); Mr. Patton responds that the actual condition of the white building, in its legal sense, is under appeal; pointing out that the fact of the matter is, which seems to be ignored, here we are talking about a building that is structurally unsound, the blue building; advising that it strikes him as odd that when there are three massive steel girders holding up the white building it seems to be a little inconsistent; and, waiting for the combined hearing on 183 King Street.
- Jared, 310 Dundas Street – speaking out with tenuous support of this motion with a heavy emphasis on conditions two and three because he is here to support the remaining structural integrity of 183 King Street; advising that he does think that it has historical significance; noting that he had no idea about the Hell's Angel's occupying it; indicating that he moved here in 2006 and since he has moved here there has been another similar Downtown building, the Wright Lithography building that has sitting there decrepit for ten years and he is afraid of this becoming a standard London developer playbook where they can just purchase a property that has heritage designation, sit on it for ten, fifteen, twenty years until it becomes decrepit and has to be pulled down because of the safety hazard and then we lose these heritage properties that take 140 years to build back to that same state; understanding that it may take a fair amount of money to maintain them at this level but he is sure there is some purchasers out there who would be willing to pay this money if it was put on the open market; pointing out that he does not think that we should just tear them down to put up another twenty-five storey building which they already heard today that there is another one going up a block and a half away and we are not having another 140 year old building going up a block and a half away.