

July 14, 2016

Planning and Environment Committee
City Hall
300 Dufferin Avenue, Post Office Box 5035
London ON N6A 4L9

Subject: Request for Demolition – 129 Langarth Street East

Chair and Members of the Planning & Environment Committee;

Would you kindly have this submission included on the Agenda for the July 18, 2016 public meeting.

There are likely few properties in old south that meet the HERITAGE DESIGNATION more than the subject property. It is of old vintage design and construction which has been recognized by its current heritage designation and is well maintained. All elements which add significantly to the character of Langarth Street and the old south area.

Given that this block of Langarth has been under continuous pressure from re-development over the past several years, the heritage character of the street has been eroded with the modern style of the newly built homes. Seven new homes have been built on one block of Langarth, all that are modern in appearance. That is why it is critically important to preserve and protect the remaining heritage homes on the street, including 129 Langarth Street East, to anchor the character and heritage of the area.

It is my belief that the present method of processing these applications is seriously flawed as it does not identify the likely sequence of events which will follow the approval of this application and subsequent demolition of this home. Namely;

- Demolition
- Application for Variance to create 2 small lots
- Adjustments to existing By-law requirements, such as, side yards, etc... should they be required
- Two or more years of early morning noisy construction activities
- Future over load of sewers and other municipal services, lacking the capacity to carry the increase in usage
- The allowance of large Match-box homes which are completely out of character with existing OLD SOUTH and the street scape
- Frontage parking that take up 80% of the lot width with concrete pads, resulting in 4 or more cars parked on a single lot

While I realize these concerns relate to the next phases of development and not the decision before this committee, I believe it is important context for the committee to be aware of.

Having experienced the construction and subsequent occupation of these new monster homes on my street, all of the above events significantly and negatively impact the quality of living environment for the existing residents of this street. **House by house the heritage character of the streetscape has been destroyed in this old south community with the demolish of the original homes.**

The Committee may not be aware that a consortium of Financial/Developer/Construction interests has apparently decided to obtain most of the 60 foot (+ or -) lots on Langarth Street East to INTENSIFY the area. As of this date, we the residents, are subject to no less than 7 of these MATCH-BOX, over-sized and out of character homes, in one city block. As a resident of this street for 60 years, I find this situation "saturation" not intensification.

If this application is approved; what is the purpose of the London Advisory Committee on Heritage (LACH)?

I would like to be notified of the recommendations from LACH, as well as, the decision of the Planning and Environment committee on this request for demolition.

Sincerely,

Jack Morgan

!72 Langarth Street East
London ON N6C 1Z5 (A property owner for 60 years)

cc: Stephen Turner, Ward Councillor
London Advisory Committee on Heritage LACH)
K. Gonyou, Heritage Planner