

From: Gary Moore
Date: July 25, 2016 at 10:51:26 AM EDT
To: <csaunder@london.ca>
Subject: Fwd: 129 Langarth St E

Hi Cathy, I was just speaking to Stephen Turner regarding this message that I sent out to the councillors yesterday. Can you please see that this message, in its entirety, is added to the agenda for tomorrow's council meeting.

Kind regards,
Gary

Begin forwarded message:

From: Gary Moore
Date: July 24, 2016 11:12:53 AM EDT
To: citycouncillors@london.ca
Cc: Dave Moore Exteriors & Moore
Subject: Fwd: 129 Langarth St E

Please add this submission on the Agenda for the City Council meeting on July 26, 2016

I am the owner of 129 Langarth St E. I have applied to demolish the property and replace the aging house with new houses. This house is listed on the Heritage Register as a Priority 3 property. The recommendation from LACH and, ultimately, Planning & City Planner is that this property be removed from the Inventory of Heritage Resources as "the property did not meet the criteria for designation" for all of the reasons listed on Item # III.16 of the July 18th PEC Agenda. Furthermore, an addition that was added to the property at the back of the house is showing significant deterioration in the foundation. There are also two rows of cinder blocks along the west basement wall which appear to be keeping the foundation from caving in!

A motion by Stephen Turner to keep the property on the register was put forth and supported by 3 of the 5 members of the PEC Committee. Councillor Hubert made the comment that he could not support the demolition because we did not provide any architectural plans. As this is a new upstart company, and house design is very site specific, we did not have the resources to spend \$5,000 to \$10,000 to have an architect provide drawings before we had the approval for demolition. To me it was like putting the cart before horse! My intent is to erect homes that will reflect the historic nature of this neighbourhood.

I was proactive and contacted Stephen Turner (email included) on June 20, 2016 to explain what my plans were for the property. This email was full disclosure of my intent. I told him that I was aware of the concerns that the local residents had for the changes happening on Langarth St. and, that I would be willing to work with the community to erect buildings that would compliment the neighbourhood. I also have no plans to demolish the house until I have a fully approved Site Plan. I would be crazy to take this house down in hopes that I get approval to build! I paid

\$282,500 for the property and demolition will cost an additional \$20,000. At the very least I can re-list the property, should approvals not be granted, to recoup my investment.

I am asking that council approve the removal of 129 Langarth St. E. from the Heritage Register and allow me to proceed with Site Plan approval and demolition.

Thank you for your consideration,

Gary Moore

Begin forwarded message:

From: "Turner, Stephen" <sturner@london.ca>
Date: July 22, 2016 8:54:07 AM EDT
To: Gary Moore
Subject: Re: 129 Langarth St E

Hi Gary,

I was wondering if you might be able to give me a call at your convenience. I left you a voicemail earlier this week and I'm just following up but I'd like to chat, if we could.

Thanks

Steve

Stephen Turner
Councillor - Ward 11
City of London

Sent from my iPhone

On Jun 20, 2016, at 12:29 PM, Gary Moore wrote:

Hi Stephen, I wanted to contact you in regards to 129 Langarth St. E. I believe that this property is in your ward. I have applied to have the building taken down in order to build new houses on the lot. As this property is on the Heritage Building Inventory as a Priority 3 property, I wanted to touch base with you concerning our plans for this lot. I believe this item will be on your agenda for the July 26th meeting as mentioned below by Don Menard. Don mentioned to me that the property is probably listed due to the fact that it is an Ontario Cottage but did say that we have "a number of them in the city". Don't get me wrong, it's always concerning when you are taking down an older house that has been in the neighbourhood for 100 years and I don't take it lightly!

The house has had some less than desirable add-ons through the years that are in need of repair. These repairs will be expensive and the lot may be better suited to have new homes built on it.

In speaking to Don, and he may have retired by now, my feeling is that there has been some discussion of late concerning other properties that are being built on Langarth St. E. I noticed at least three houses that are very boxy looking and I'm sure are causing some concern with you and the local residents! I wanted to ensure you that our plans will be entirely different and any house that we build will fit the "spirit" of the neighbourhood. I am willing to work with you and the city to ensure that this property will improve the Old South neighbourhood.

Is there a chance that we could meet at the property in the near future to see the house and talk about the plans for the lot?

Kind regards,
Gary Moore

Begin forwarded message:

From: "Menard, Don" <dmenard@London.ca>
Date: May 26, 2016 8:40:10 AM EDT
To: 'Gary Moore'
Cc: "Gonyou, Kyle" <kgonyou@london.ca>
Subject: RE: Owner approval for agents at 129 Langarth St E

Gary,

Received- thanks for sending this.

It looks as though the process will get this before Council at its meeting on July 26 for Council's decision. This will mean that it will appear for public discussion at the Planning and Environment Committee Meeting on Monday, July 18 and the London Advisory Committee on Heritage at its meeting on Wednesday, July 13.

I will confirm these dates with our Clerk's Department and get back to you.

I have copied my heritage planner colleague, Kyle Gonyou, on this as I expect to be retired before this process gets completed and Kyle, or my replacement, will take over the file.

Regards.

Don

Don Menard
Heritage Planner
Urban Regeneration
City of London

206 Dundas Street, N6A 1G7
P: 519.661.2500 x 0267 | Fax: 519.661.5397
dmenard@london.ca | www.london.ca

From: Gary Moore
Sent: Wednesday, May 25, 2016 12:34 PM
To: Menard, Don <dmenard@London.ca>
Subject: Owner approval for agents at 129 Langarth St E

Hi Don,
I am attaching the owner approval for me to be an agent for him regarding the tear down of 129 Langarth St. E.
Best regards,
Gary