

CIRCELLI LAW

BARRISTERS – SOLICITORS – NOTARIES

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2 Pages

January 6th, 2017

The Corporation of the City of London
300 Dufferin Ave.
London, ON N6A 4L9

Dear Planning and Environment Committee,

Re: St. George – Grosvenor Heritage Conservation District Study

My name is Anthony Circelli, and I own the properties located at 802 Talbot Street, and 165 St. George Street, in London.

Both properties are currently being considered for the St George-Grosvenor HCD Study.

As can be seen on the most recent map, via letter dated December 14th, 2016. The district boundaries run along the southern border and eastern border of 802 Talbot Street. I am simply asking the boundary be moved, one property to the North, to exclude 802 Talbot Street, from the Heritage District. This would not be a great stretch as the border runs along the most northern part of the property that separates 802 Talbot Street, and 165 St. George Street. That property, 148 Oxford Street East, which was originally to be in the heritage district, has subsequently been removed from the district.

I am simply requesting that the heritage district continues directly north of 802 Talbot Street, along the northern property line for 802 Talbot Street. The district borders have already been amended from the original proposal, date May 4, 2015, and excludes the property immediately to the South, 798 Talbot Street.

The property at 802 Talbot Street, offers no historical value, no cultural value, and is in no need of preservation. The building was subdivided, many decades ago into a commercial styled rental property, with five suites. All the interior charm, character, heritage interest and attributes of an Italianate Styled home were removed, to ensure it met subsequent building codes, and fire codes. The remaining exterior, has been well maintained by myself, and will continue to be maintained.

Regarding the property at 165 St. George Street. I am simply asking the boundary be moved, to exclude this property. The border for the heritage district, runs along the western property line, and along the southern property line, of the property, almost to St. George Street. I am asking that the boundary continues directly east, from the rear of the adjoining parking lot of 148 Oxford Street East. Therefore, excluding 165 St. George Street.

The property at 165 St. George Street, is a purpose built residential 8 – plex, built in the 1950s. It has no heritage or cultural interest, as it consists of 8, small 2 bedroom apartments. It stands out on the Street, as it is a large, three and a half story red brick building, and does not blend in with the beautiful heritage homes in the area. The study even indicates there is no heritage attributes regarding this property, refer to page 275 of the Volume IV, Appendix F - Inventory - November 24, 2016.

I am requesting that my properties be exempted from the Heritage District for the above noted reasons. I will be attending the meeting on January 9th, 2017, if the planning committee has any questions they wish to ask myself.

Thank you.

Yours very truly,



ANTHONY N. CIRCELLI

cc Kyle Gonyou
cc Phil Squire

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