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D. Menard

TO:	CHAIR AND MEMBERS BUILT AND NATURAL ENVIRONMENT COMMITTEE PUBLIC PARTICIPATION MEETING ON MONDAY, SEPTEMBER 12, 2011: 4:45 P.M.
FROM:	J. M. FLEMING DIRECTOR, LAND USE PLANNING AND CITY PLANNER
SUBJECT:	DEMOLITION APPLICATION D. RUSSELL 24 THE RIDGEWAY

RECOMMENDATION

That, on the advice of the Director, Land Use Planning and City Planner, with the advice of the Heritage Planner, that this report **BE RECEIVED** and direction **BE GIVEN** with respect to a request for demolition by D. Russell for the residential property located at 24 The Ridgeway; it being noted that the London Advisory Committee on Heritage discussed this matter and indicated that it did not wish to designate the property under the *Ontario Heritage Act*.

PREVIOUS REPORTS PERTINENT TO THIS MATTER
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None

BACKGROUND

24 The Ridgeway is a two and one half white brick structure built c. 1903 in the Queen Anne style. It is listed as a Priority 2 structure in the *2006 City of London Inventory of Heritage Resources*. In more recent years, the residence had been converted into several apartments. Over the years, most original interior features had been lost as a result of the conversions to apartment units. As well, exterior alterations had also impacted the heritage character of the property.

It should be noted that the *Inventory of Heritage Resources* lists 10 properties, including #24, along the north side of The Ridgeway making this streetscape an important part of a potential heritage conservation district. This area of the City has previously been identified as a potential heritage conservation district, the Stanley-Becher Neighbourhood, and is listed on the City's priority list for heritage conservation district studies.

In February, 2011, the building was severely damaged by a major fire. Its interior was heavily gutted. (Appendix 2- Photos) At that time, the owner had indicated a desire to save the remaining heritage elements of the structure and to restore exterior heritage elements reflecting the original style. Such a restored building would become part of a proposed larger redevelopment that, if approved, would include the adjacent buildings owned by the same owner. In July, the owner indicated that it no longer was feasible to attempt to restore this building and that, as a result of incursions by vandals and requests from by-law enforcement officials to make the building secure, he would seek approval to demolish the existing structure. At this time, the owner's intention is to proceed with a larger redevelopment which would intensify the land use of this site and its immediate neighbours but would now include a new structure at its centre. Final plans or drawings for the proposed new structure have not been produced pending an outcome re this demolition application.

Any application for the removal or demolition of a property listed in the *Inventory of Heritage Resources* must be considered by municipal Council following a public participation meeting of the Built and Natural Heritage Committee. Consultation with the Advisory Committee on Heritage is also mandated where such a committee exists. Depending on meeting dates,

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Council is expected to make a determination within a minimum of 60 days following an application in writing from the owner provided the Council has the information it requires. Normal practice that has evolved for demolitions of listed properties has been for the LACH to recommend designation of the property under Section 29 (1) of the Act if it wishes to avoid the issuance of a demolition permit.

Analysis and Recommendation

The damage to this property has been extensive and it would be costly to restore the building. Note should be made that the building had already been altered from its original appearance on both the outside and inside. It is doubtful that the building, even before the fire, would have merited heritage designation under the criteria required for a Section 29 although it would have been a complementary streetscape element of a potential heritage conservation district.

At its meeting on Wednesday, August 17, 2011, the LACH discussed this demolition application and determined that the building does not merit designation under Section 29 of the *Ontario Heritage Act* aware that this would allow for the demolition application to proceed. It did request, however, that salvageable heritage materials be retained for reuse in any proposed redevelopment of the site.

It is recommended that this request for demolition be accepted and advice given to the Chief Building Officer accordingly.

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

August 22, 2011

dm/

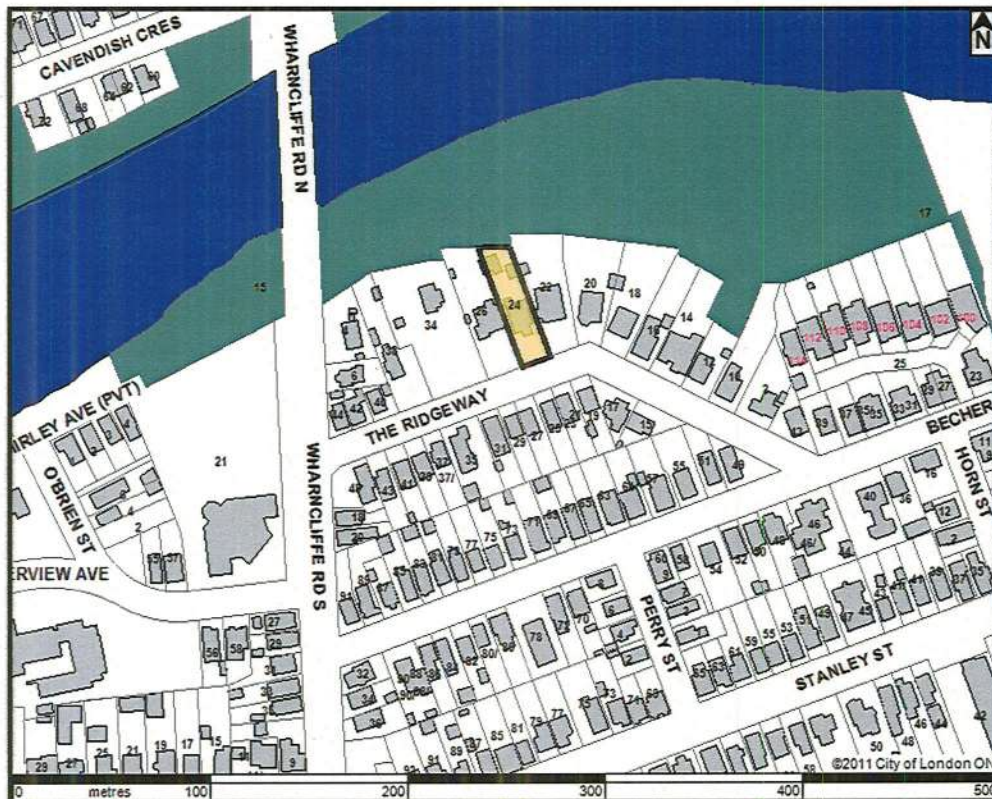
Attach: Appendix 1- Location Map; Appendix 2- Photos

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Appendix 1- Location Map -24 The Ridgeway



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Appendix 2: Photos – 24 The Ridgeway

Prior to the Fire



Following the fire – below (staff photos)



Streetscape Portion 22-26 The Ridgeway Below (staff photos)



#26 (Priority 2)



#24 (Priority 2)



22 (Priority 2)

**For inclusion, Saturday, August September 3 & 10
Notice of Application for Demolition**

An application has been received for the demolition of the building located at 24 The Ridgeway. This property has previously been identified as a Priority 2 heritage property in the *Inventory of Heritage Resources*. As a listed property, the proposed demolition must be considered at a public participation meeting of the Built and Natural Environment Committee. This matter will come before the Committee at its meeting on **Monday, September 12, 2011 at 4:45 p.m.** A report related to this demolition request will be available from the Planning Department (206 Dundas Street) one week prior to the meeting.
Planner: Don Menard