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D. Menard

<b>TO:</b>	<b>CHAIR AND MEMBERS PLANNING &amp; ENVIRONMENT COMMITTEE PUBLIC PARTICIPATION MEETING MAY 28, 2012 (NOT BEFORE 5:00 P.M.)</b>
<b>FROM:</b>	<b>JOHN M. FLEMING DIRECTOR OF LAND USE PLANNING AND CITY PLANNER</b>
<b>SUBJECT:</b>	<b>HERITAGE PROPERTY DEMOLITION REQUEST 72 HAMILTON ROAD M. CARDOZA (PI REAL ESTATE CORPORATION)</b>

<b>RECOMMENDATION</b>
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That, on the recommendation of the Director of Land Use Planning and City Planner, with the advice of the Heritage Planner, the following report **BE RECEIVED** for information and municipal Council **BE ADVISED** that the request for the demolition of the structure at 72 Hamilton Road be referred to the Chief Building Officer with advice that the building is not worthy of designation under the Ontario Heritage Act; it being noted that the London Advisory Committee on Heritage has been consulted on this matter.

<b>PREVIOUS REPORTS PERTINENT TO THIS MATTER</b>
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None

<b>BACKGROUND</b>
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The structure at 72 Hamilton Road is a brick clad storey and one half building located on the north side of Hamilton Road near its intersection with Horton Street. Built circa 1893 in the Queen Anne style, the property has been assigned a Priority 2 rating on the 2006 Inventory of Heritage Resources. The building has been without occupants for several months now. The owner is requesting consent for its demolition noting its deteriorated condition arising from tenant abuse and that of vandals who have entered it to remove both metals and architectural features. In a note accompanying the request for designation, the owner's agent suggested a minimum cost of \$30 000 to renovate the property to bring it back into a usable condition and noted that the likelihood of getting a secure tenant in the future is doubtful. Comment was also made noting that the context of the building is such that a commercial use for the property may be more appropriate than attempting to restore a residential use. The adjacent property to the east is an auto parts business also owned by the same company. Upon the removal of the house, future plans may either see an addition to the business use next door or the construction of a small business unit.

Inspection of the interior of the building in April confirmed the forced removal of elements such as copper fittings and pipes, the attempted removal of a large window unit and other signs of vandalism. Even if the building were in good condition, it is not certain that it would meet the criteria required for designation under Section 29 of the *Ontario Heritage Act*. Historically, since its construction, city directory information shows that several of its early residents/ owners were associated with the railroad industry. Architecturally, the building does retain some items of interest but not in sufficient degree to justify designation on this criteria. Contextually, the building has been somewhat of a landmark with its distinctive yellow paint on brick exterior and location at the intersection near the railroad tracks.

The LACH has been consulted about this building. At its meeting on May 09, 2012 the LACH

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noted with regret the loss of this heritage resource but did not recommend that it be designated under the *Ontario Heritage Act*. It also recommended that salvageable heritage features be reclaimed for use elsewhere.

Recommendations

Given that the building has not been recommended for designation, the expense of rehabilitating it and the possibility for alternative, commercial, land use on this site, it is recommended that the request for demolition be acknowledged and that the Chief Building Officer be advised that a permit may be issued for its demolition. It is further recommended that the heritage planner be provided with an opportunity to photo document the building and that salvageable heritage materials be reused where appropriate.

<b>PREPARED BY:</b>	<b>SUBMITTED BY:</b>
<b>D. MENARD HERITAGE PLANNER CITY PLANNING &amp; RESEARCH</b>	<b>G. BARRETT, AICP, MANAGER – CITY PLANNING &amp; RESEARCH</b>
<b>RECOMMENDED BY:</b>	
<b>J.M. FLEMING, MCIP, RPP DIRECTOR OF LAND USE PLANNING AND CITY PLANNER</b>	

May 03, 2012

dm/

Attach: Appendix 1- Location Map; Appendix 2- Photos -72 Hamilton Road

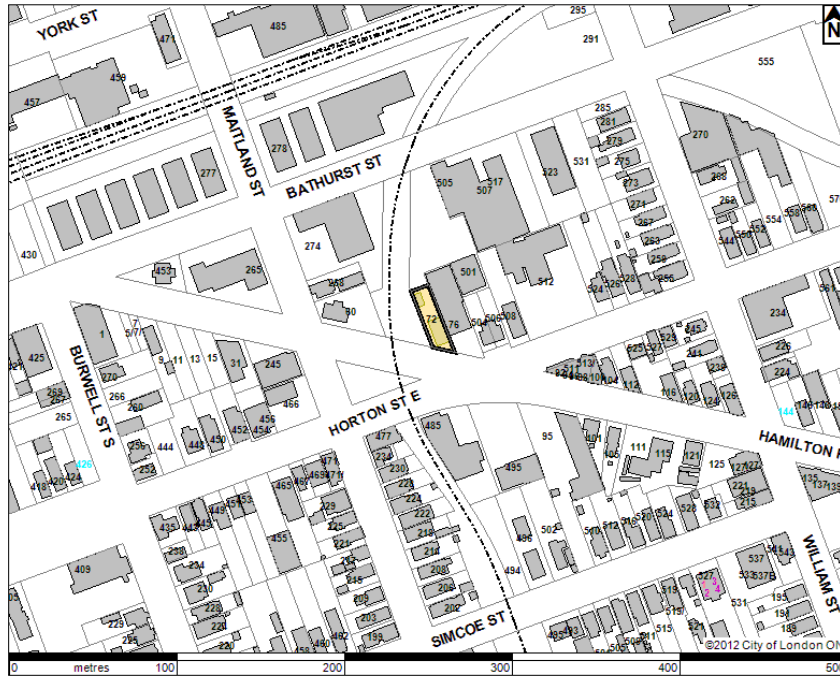
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Appendix 1-Location Map



Appendix 2: Photos -72 Hamilton Road



Appendix 2 Continued – Photos - 72 Hamilton Road.

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