

--	--

D. Menard

TO:	CHAIR AND MEMBERS PLANNING & ENVIRONMENT COMMITTEE PUBLIC PARTICIPATION MEETING – JUNE 18, 2012; NOT BEFORE 5:00 PM.
FROM:	JOHN M. FLEMING DIRECTOR OF LAND USE PLANNING AND CITY PLANNER
SUBJECT:	REQUEST FOR PARTIAL DEMOLITIONS BY COSMO CITY ENTERTAINMENT FOR REAR ADDITIONS :188 - 190 DUNDAS STREET (HERITAGE LISTED PROPERTIES)

RECOMMENDATION

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** and direction **BE GIVEN** to the Chief Building Officer that the partial demolitions requested for 188-190 Dundas Street as described be permitted.

PREVIOUS REPORTS PERTINENT TO THIS MATTER
--

2009 December 7- Rpt. to Planning Committee – Demolition Rear Portion 190 Dundas Street

BACKGROUND

This is a request for the removal of later additions on the rear of two properties, 188 and 190 Dundas. Each is listed on the Inventory of Heritage Resources, 188 Dundas as a Priority 1 property and 190 as a Priority 2 property. Both properties are perhaps worthy of designation with respect to their respective front facades as each illustrates the historical development of the downtown. Upon final approval of the Downtown Heritage Conservation District, both properties will become designated under Section 41 (Part V) of the *Ontario Heritage Act*.

With respect to the partial demolitions requested, the applicant seeks to remove later additions on the rear of both properties. The purpose of these removals is to accommodate the business uses of the applicant in terms of providing adjacent parking at the rear. The approximate area involved is 33' x 34' (approximately 1100 square feet) over two buildings. Currently, these portions of both buildings are used for storage

These additions date c. 1960s and are single storey, cement block and wood construction (Appendix 2). In the architectural assessment carried out with respect to the downtown heritage conservation district, there is no reference to these later, rear additions in terms of heritage significance. At its meeting on June 06, 2012, the London Advisory Committee on Heritage was consulted and indicated it did not have any concern with the loss of these portions of the building.

--	--

D. Menard

Recommendation

As these portions of the buildings do not have heritage significance, it is recommended that the Chief Building Officer be advised that the request for their removal be approved subject to the normal demolition requirements. The heritage planner has photo documented the structures and reclaimable materials will be recycled.

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

June 08, 2012

dm/

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

Y:\Shared\policy\HERITAGE\Demolition\188-190 Dundas\Rear Additions June 18 2012.docx

Appendix 1- Location Map



Agenda Item #

Page #

D. Menard

Appendix 2- Photos -188-190 Dundas Street

