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D. Menard

TO:	CHAIR AND MEMBERS PLANNING & ENVIRONMENT COMMITTEE PUBLIC PARTICIPATION MEETING MONDAY, NOVEMBER 26, 2012: NOT BEFORE 4:15 P.M.
FROM:	JOHN M. FLEMING DIRECTOR, LAND USE PLANNING AND CITY PLANNER
SUBJECT:	REQUEST FOR DEMOLITION 1523 BRADLEY AVENUE MIT HOLDINGS / M. GILVESY

RECOMMENDATION

That, on the recommendation of the Director, Land Use Planning and City Planner, with the advice of the Heritage Planner, the Chief Building Official **BE ADVISED** that a demolition permit may be issued for the residential buildings located at 1523 Bradley Avenue and further that this property **NOT BE DESIGNATED** under *the Ontario Heritage Act*; it being noted that the London Advisory Committee on Heritage has been consulted on this request.

PREVIOUS REPORTS PERTINENT TO THIS MATTER
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None

BACKGROUND

The property at 1523 Bradley Avenue, near Highbury Avenue South, contains a farmhouse and smaller sheds.(Appendix 1) The farm house is a two storey white brick clad structure built c. 1905 in the vernacular style. It is listed in the City of London 2006 *Inventory of Heritage Resources* as a Priority 2 structure. Currently the property is zoned Urban Reserve 6 with an h2 holding provision and is within the UTRCA regulated area.

In submitting the request for demolition, the applicant has indicated the building has been used as a rental property for a number of years. He no longer wishes to maintain the home for such purposes. The owner has requested its demolition with an end purpose to use the land for agricultural purposes.

As a listed property, a request for its demolition must be considered by Municipal Council within a period of 60 days following the request. Council may consider two main options. Approve the request and advise the Chief Building Official accordingly or deny the request. If Council recommends that the request be denied, it normally would issue a notice of its intent to designate the property under Section 29 (3) of the *Ontario Heritage Act*.

A visual assessment of the property was conducted by the Heritage Planner in October. (Appendix 2) The building appears to be structurally sound and is currently occupied. The adjacent field is under cultivation.

In terms of its potential for heritage designation, a property must rank highly in one of three main

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categories or have a combination of elements from more than one category. With respect to this property the building's design or architectural value would not be high. It was built in a vernacular style and therefore is not a representative example of a specific architectural style nor is it the work of a known architect. While it retains some heritage elements – stain glass, interior woodwork among others- it has either lost other elements such as a front porch or remaining elements have deteriorated such as the exterior wood decoration and window frames.

With respect to historic associations, little is known. Lot 17, Concession 2 was owned by John Elliot a farmer in the 1878 atlas. Later information connects him to both the Pond Mills and the Wilton Grove communities. In 1890, he was elected as a director of the Pond Mills Cheese Corporation.




Contextually, the residence has lost its primary farm related outbuildings. As well, it is adjacent to Highbury Avenue South and Bradley Avenue and has lost some of its rural context.

On the basis of the above, it is not a sound candidate for designation in its own right.

At its meeting on November 14, the LACH was consulted with respect to the request for demolition. Its comments will be brought forward to the November 26 PEC meeting.

Recommendation

Designation of this property is not recommended under *the Ontario Heritage Act*. It is recommended that Council notify the Chief Building Official that a demolition permit may be issued pursuant to the normal process. It is further recommended that salvageable heritage elements be reclaimed for use elsewhere.

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

November 13, 2012

dm/

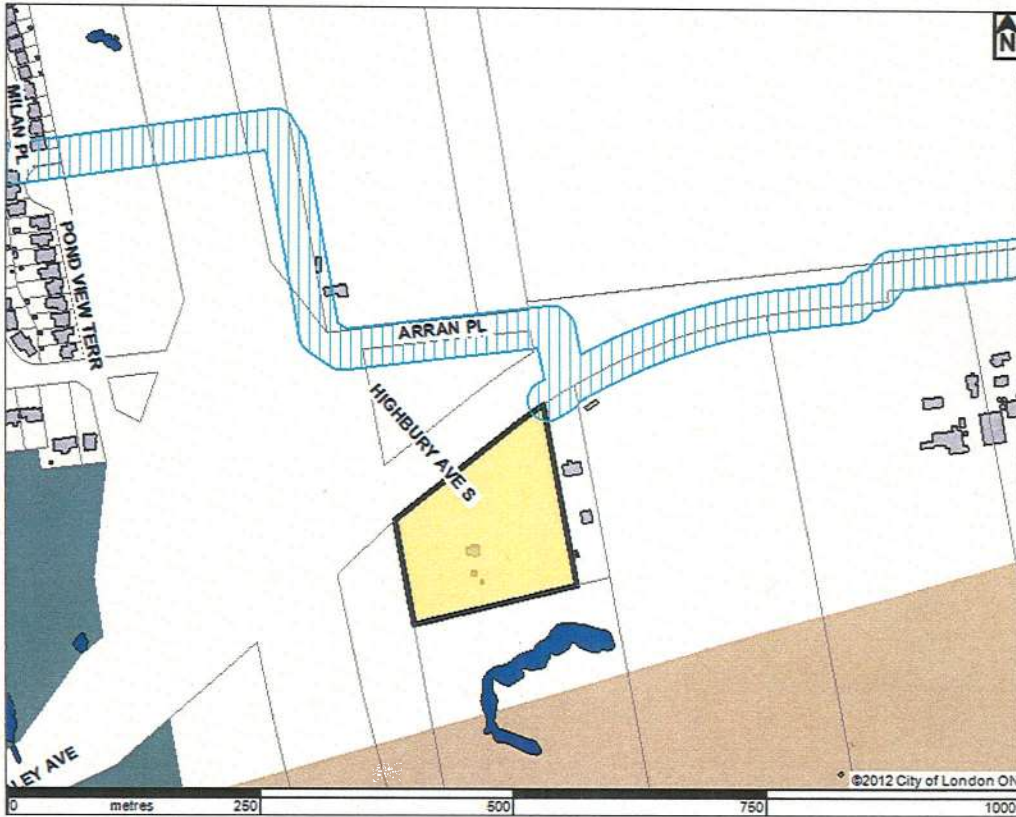
Attach: Appendix 1- Location Map; Appendix 2- Photos

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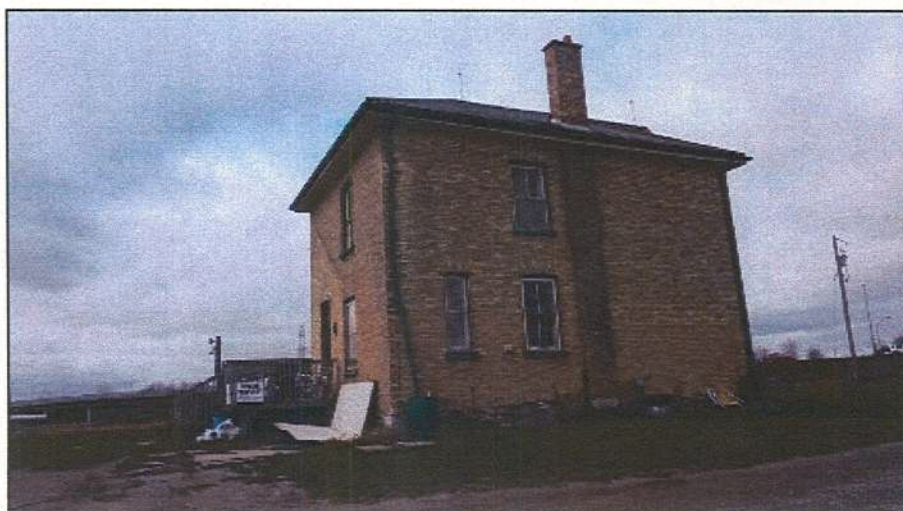
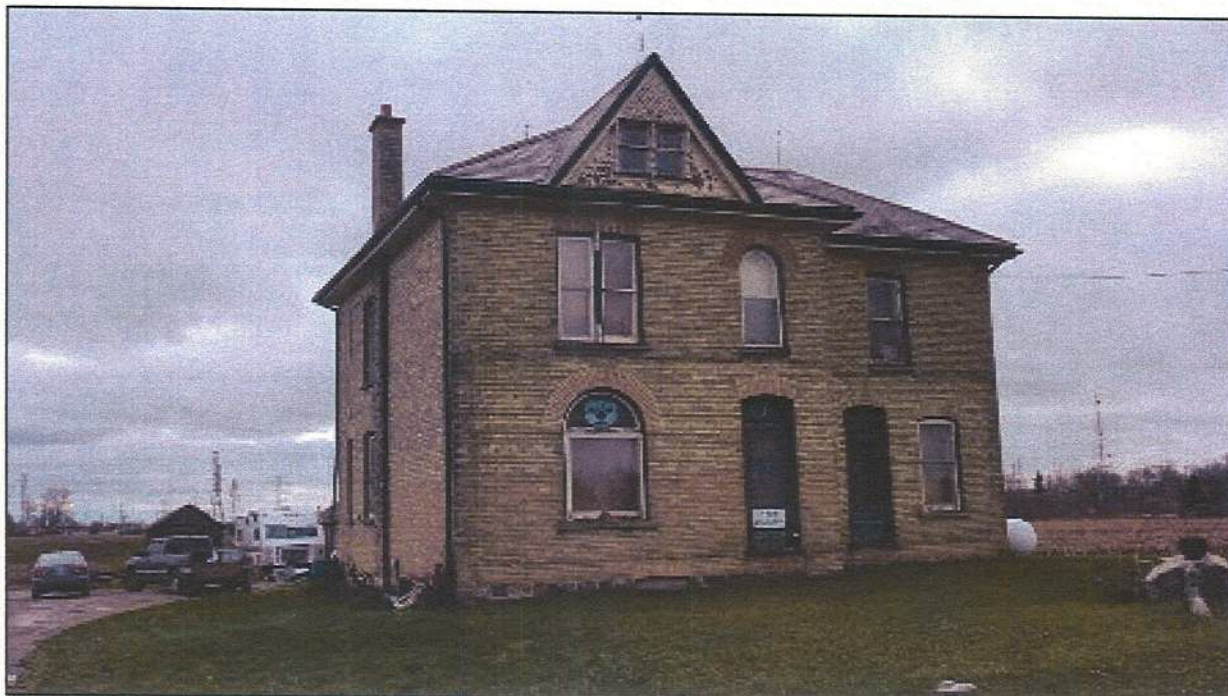
Appendix 1- Location Map -1523 Bradley Avenue



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Appendix 2- Photos -1523 Bradley Avenue



Appendix

2- Photos

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-1523 Bradley Avenue

