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D. Menard

TO:	CHAIR AND MEMBERS PLANNING & ENVIRONMENT COMMITTEE PUBLIC PARTICIPATION MEETING MONDAY, NOVEMBER 26, 2012: NOT BEFORE 5:00 P.M.
FROM:	JOHN M. FLEMING DIRECTOR, LAND USE PLANNING AND CITY PLANNER
SUBJECT:	REQUEST FOR DEMOLITION BY LABATT BREWING COMPANY FOR 75 BATHURST STREET

RECOMMENDATION

That, on the recommendation of the Managing Director and City Planner, with the advice of the Heritage Planner, this report **BE RECEIVED** and that the Chief Building Official **BE ADVISED** that a demolition permit may be issued with respect to the buildings on this property; it being noted that the London Advisory Committee on Heritage has been consulted with respect to the demolition request.

PREVIOUS REPORTS PERTINENT TO THIS MATTER
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None

BACKGROUND

The structures at 75 Bathurst Street are a combination office and factory known for a number of years as Silverwood's before being taken over by Ault Foods and, more recently, Labatt Brewing Company. The building has been vacant for a number of years.

Built c. 1951 in the International style, the building has been identified as a Priority 1 property in the Inventory of Heritage Resources, most likely as it is the only listed property in this style. The International style emerged in the 1930s as an aspect of Modernism. Two of its main notions are the rejection of the copying of past historical styles and an emphasis on the "intrinsic values and beauty inherent in the new materials and new technology of the twentieth century." (Blumenson, *Ontario Architecture*, p. 205) International style expression can be seen in the building at 75 Bathurst in its simplicity, its lack of ornamentation and its use of marble, concrete and steel. (Appendix 2)

The owner seeks the demolition of the building for a number of reasons. The building no longer serves a manufacturing function. It has been vacant for a number of years. In recent years it has been subject to break in and vandalism. Interior electrical wiring and piping materials have been stolen for their recycling value. Wall materials have been disturbed releasing asbestos fibres. Entry into the building now requires a fitted respirator. A building condition report is not available but information from Labatt's states that the electrical system, plumbing and, in many areas, structural systems would require massive work to make the building usable again. The roof leaks in multiple areas. Pictures reveal the presence of mould on some interior walls. (Appendix 2)

Labatt Breweries would maintain the site as a surface parking facility for its transport trailers while retaining the land for long term growth contingency for the brewery.

At its meeting on November 14, the LACH will be consulted with respect to its opinion with respect to this request for demolition. Its recommendation(s) will be presented at the PEC meeting on November 26.

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With respect to this request, Council has, at least, two options. Approve the request and notify the Chief Building Official accordingly or deny the request. Such a denial may be accompanied by a request to designate the building under Section 29 of the *Ontario Heritage Act*. If Council was to approve the request to demolish, prior to demolition a photographic record of the building should be made and the owner be requested to reclaim usable materials.

Staff Recommendation

As to the building's worthiness for designation, the basis for designation would be primarily upon its representation of the International style. It is a relatively rare style in London according to the *Inventory* although two other examples would include both 200 Queens Avenue and the current City Hall both of which are better known and more visible than 75 Bathurst. The fact these two are not identified in the 2006 edition of the *Inventory* is perhaps related to the fact that post 1950 buildings were not seen as a priority when the *Inventory* was first compiled.

Notwithstanding this criteria given that Labatt Brewery wishes to retain the property for possible future use related to the brewery operation, and given, further, both the location and current condition of the building it is unlikely the building is a candidate for an adaptive repurposing. It is recommended that designation not be pursued and that the Chief Building Official be advised of this and that a demolition permit may be issued in accordance with standard procedures. Prior to demolition a photographic inventory should be made of the building.

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

November 1, 2012

dm/

Attach: Appendix 1- Location Map- 75 Bathurst Street; Appendix 2- Photos

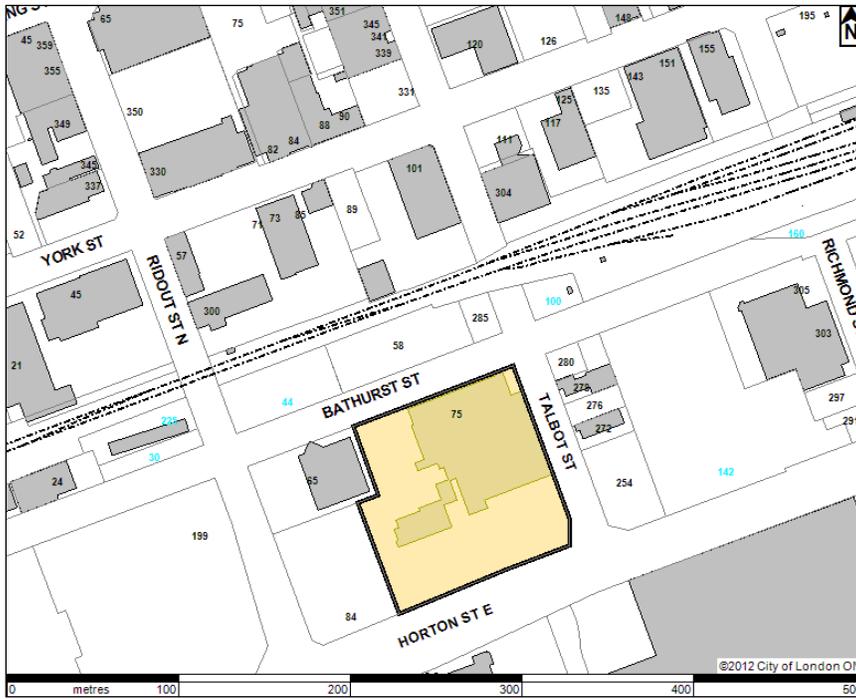
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Appendix 1- Location Map -75 Bathurst Street



Appendix 2; Photos -75 Bathurst Street



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Appendix 2- Photos



East façade



West façade



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