



Demolition Request – 123 Queens Avenue

London Advisory Committee on Heritage
Wednesday May 8, 2019

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Property Location and Status



Location of 123 Queens Avenue



Designated under Part V under the *Ontario Heritage Act*, located within the Downtown Heritage Conservation District



123 Queens Avenue



- Built between 1916-1922
- Three storey industrial structure
- Constructed of reinforced concrete
- Ornamental concrete diamonds
- Concrete parapet
- Recessed entrance with concrete lintel
- Connected to 450 Talbot



Property History



*Fire Insurance Plan 1912 Rev. 1915
(Courtesy of Western Archives)*



*Fire Insurance Plan 1912 Rev. 1922
(Courtesy of Western Archives)*



Property History



Photo of the front façade at 123 Queens Avenue looking west from Richmond (London Free Press, 1954).



Photo of the south side of Queens Avenue looking east from Talbot Street Photo taken prior to 1988



Ontario Heritage Act

In requests for demolition of a building located on a heritage designated property, the *Ontario Heritage Act* enables municipalities to give the applicant:

- a) The permit applied for;
- b) Notice that the council is refusing the application for the permit; or,
- c) The permit applied for, with terms and conditions attached (Section 42(4), Ontario Heritage Act).
- Municipal Council must respond within 90 days after receipt of a demolition request. Consultation with the municipality's municipal heritage committee (the London Advisory Committee on Heritage) is required.

The demolition request was received on March 27, 2019 and the 90-day period for the demolition request for the building located on 123 Queens Avenue expires on June 25, 2019.



Downtown Heritage Conservation District Plan

- The *Downtown Heritage Conservation District Plan* provides policies and guidelines to protect, manage, and enhance the unique heritage attributes and character of London's Downtown
- Section 3.1 identifies Principles for the *Downtown Heritage Conservation District*. One of these heritage principles is:
Find a Viable Social or Economic Use - Buildings that are vacant or underutilized come to be perceived as undeserving of care and maintenance regardless of architectural or historic merit.
- Section 4.6 of the *Downtown London Heritage Conservation District Plan* **strongly discourages** demolition of buildings with a heritage conservation district



Heritage Impact Assessment

- A Heritage Impact Assessment accompanied the demolition request for the building located at 123 Queens Avenue
- A Heritage Impact Assessment is:
 - *A study to determine if any cultural heritage resources are impacted by a specific proposed development or site alteration. It can also demonstrate how the cultural heritage resource will be conserved in the context of redevelopment or site alteration. Mitigative or avoidance measures or alternative development or site alteration approaches may be recommended.(MTCS, Infosheet #5)*
- The Heritage Impact Assessment reviewed the Downtown Heritage Conservation District Plan and character statements of the Downtown Heritage Conservation District.



Impacts to Heritage Designated Properties

- The Heritage Impact Assessment found that:
 - *“Both direct and indirect impacts are anticipated as a result of the proposed development. Direct impacts include the demolition of the structure at 123 Queens Avenue. This is an irreversible impact and contrary to the policies of the Downtown London HCD, which discourages demolition of heritage buildings.” (Stantec 6.3)*
- Direct impacts to 123 Queens Avenue and 450 Talbot Street
- Indirect impacts, such as vibration, are also identified as having impacts on adjacent buildings on heritage designated properties within 50 metres of the property at 123 Queens Avenue



Impacts to Downtown Heritage Conservation District

- Direct impacts to the character of the Downtown Heritage Conservation District include:
 - The removal and alteration to original building composition of independent structures of typically two or three storeys
 - The removal of existing building materials
 - Alteration of the existing streetscape along Queens Avenue
 - The removal of the laneway connecting Talbot Street and Queens Avenue
- Impacts are the result of a change in the existing patterns of the building, lot, and landscape fabric as the building at 123 Queens Avenue, which contributes to these elements, would be removed



Heritage Impact Assessment Recommendations

- Heritage Impact Assessment recommends demolition of the building at 123 Queens Avenue because the health and safety concerns outweigh the retention of the building
- Only mitigative measures for the impacts to the building at 123 Queens Avenue have been identified. The following conservation recommendations include:
 - Vibration Assessment
 - Demolition Plan
 - Documentation and Salvage
 - Commemoration
- No mitigative measures for the impact on the Downtown Heritage Conservation District have been recommended



Mitigating Impacts

- The property has been designated as part of the Downtown Heritage Conservation District and the property contributes to the existing streetscape and character of the District.
- Changes to the Downtown Heritage Conservation District should be in keeping with the *Downtown Heritage Conservation District Plan's* guidelines.
- Anticipated impacts to the Downtown Heritage Conservation District need to be mitigated
- In the absence of a structure to replace the current building, the impacts cannot be mitigated.



Recommendation

That, on the recommendation of the Managing Director, Planning & City Planner, with the advice of the Heritage Planner, with respect to the request for the demolition of a heritage designated property located at 123 Queens Avenue, within the Downtown Heritage Conservation District, the following report **BE RECEIVED** and the following actions **BE TAKEN**:

- A. That the demolition request **BE REFUSED**; and,
- B. That the Chief Building Official **BE ADVISED** of Municipal Council's intention in this matter.