



JAM Properties
123 Queens Avenue

Planning and
Environment
Committee



The Visual Inspection

- We looked at:
 - Exterior
 - Beams/lintels
 - Suspended slab
 - Interior
 - Excavation
 - Upper beams
 - Basement beams
 - Suspended slabs



The Findings

- The concrete is severely deteriorated and it is anticipated that the in-situ concrete is delaminated and not performing as originally designed
- Load bearing beams are delaminated and appear distressed
- The delamination has exposed the reinforcing which is now corroding
- Portions where the majority of the original design capacity has been lost (ie. suspended slab)



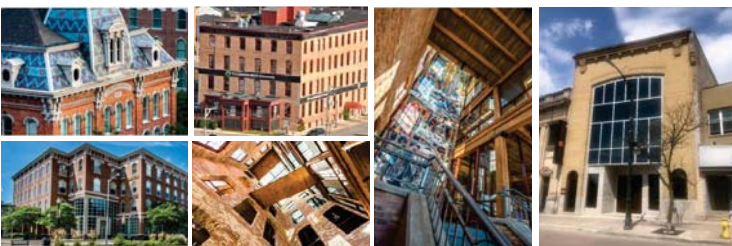
The Point

- Concrete not designed to incorporate air-entrainment has been exposed to decades of freeze thaw cycles
- Remediation would require complete demolition and replacement of floors, beams, and concrete – little would be left



The Owners

- Purchased the property in December 2018
- Property owners committed to working within a heritage framework in London
 - The Factory
 - Covent Market Lane
 - The Powerhouse
 - Nominated for a London Heritage Award in 2019 for Conservation and Reuse



The Challenge

If the building could be rehabilitated, it would be – we know how to do this and have done it before.

This building is unsafe and has not been possible to secure against continual break-ins.



We want to incorporate whatever we can into the new site while providing an opportunity for the public to better understand its own history.

The Planning Framework



As outlined in the Downtown London Heritage Conservation District (HCD) Plan, while demolition is discouraged, it is recognized that it may be necessary in exceptional circumstances. These include, "*partial destruction due to fire or other catastrophic events, severe structural instability, and occasionally redevelopment that is in keeping with appropriate City policies.*"



The Ontario Heritage Act allows municipalities to establish conditions for demolition (site plans or time frames)



The Approach

History, planning, context – we looked at it all. All impacts associated with adjacent buildings can be mitigated. What cannot be mitigated is the effect on the streetscape. This can only be addressed through proposing a new building be constructed. We're not there yet.

To lessen the effect, JAM is committed to **documenting** the structure, **salvaging** any and all materials possible, and **commemorating** the history of the place in future developments.



What we're asking

Consider the context – this is not a pristine streetscape (mostly parking lots and has been for decades) and is not in keeping with the larger HCD

Consider the opportunity – making way for good and informed development in the Downtown HCD is essential for good City building and exposing the original wall of the Greene Block could build momentum

Consider the public – this building is dangerous and is the ongoing subject of complaints (from the City, neighbours, and the public while none of the 47 property owners in the area expressed concern at removal)

Essentially, we're asking for an exception. We want to record and salvage what we can before the building cannot be safely entered. We want time to come up with a great plan for the site and don't want to see someone injured while we work.