



567 King Street



- Built c.1880-1881
- First owned and occupied by Joseph Sanders, plasterer
- Buff brick
- Two-storey
- · Three-bay
- · Shallow hipped roof
- Italianate



Demolition Request

- · Heritage listed property
- Demolition Request received June 4, 2019
- 60-day review timeline per Section 27(3), Ontario Heritage Act
- Timeline expires on August 3, 2019
- Site visit on June 24, 2019
- Notice sent to property owners within 120m and published in *The Londoner*
- Public participation meeting at the Planning & Environment Committee on July 22, 2019



Ontario Regulation 9/06

A property may be designated under section 29 of the *Ontario Heritage Act* if it meets one or more of the following criteria for determining whether it is of cultural heritage value or interest:

1. Physical or design value:

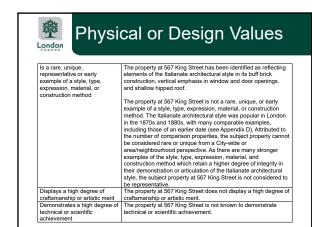
- Is a rare, unique, representative or early example of a style, type, expression, material or construction method;
- Displays a high degree of craftsmanship or artistic merit; or, Demonstrates a high degree of technical or scientific achievement.

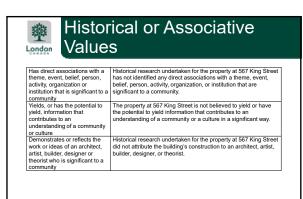
2. Historical or associative value:

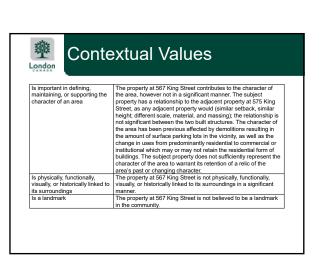
- Has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community;
- Yields, or has the potential to yield, information that contributes to an understanding of a community or culture; or,
- Demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.

3. Contextual value:

- Is important in defining, maintaining or supporting the character of an area;
- ii. Is physically, functionally, visually or historically linked to its surroundings; or,
 iii. Is a landmark.









Comparative Analysis

- · Two-storey, buff brick, threebay, hipped roof, Italianate residential buildings
- 44 examples
- Integrity as a representative example of the Italianate architectural style







Recommendation Options

- 1. Recommend designation pursuant to Part IV, Ontario Heritage Act to prevent demolition
- 2. Recommend that the property be removed from the Register, allowing the demolition to proceed

Not possible to include terms and conditions on a demolition request for a heritage listed property



Recommendation

That, on the recommendation of the Managing Director, City Planning and City Planner, with the advice of the Heritage Planner, with respect to the request for the demolition of the heritage listed property at 567 King Street, that the following actions **BE TAKEN**:

- The property owner **BE REQUESTED** to salvage any elements or artifacts from the building appropriate for reuse;
- The Chief Building Official **BE ADVISED** that Municipal Council consents to the demolition of the building on this property; and,
 The property at 567 King Street **BE REMOVED** from the Register.

