

## PUBLIC PARTICIPATION MEETING COMMENTS

### 3.1 PUBLIC PARTICIPATION MEETING – Demolition Request and Heritage Alteration Permit Application – 88 Blackfriars Street, Blackfriars/Petersville Heritage Conservation District

- Councillor Turner: Thank you Madam Chair, really quickly through you to Mr. Gonyou, thank you, the report was excellent. I learned a lot reading through it, both the staff report and the consultant's report, I think, were great examples here. My question is, in this circumstance, having read through this, it seems a lot of the support for the recommendation for the demolition permit is based on the fact that there will be a building that's consistent with the neighbourhood character that's being proposed. In absence of that proposal would the demolition permit be recommended?
- Mr. K. Gonyou, Heritage Planner: Through the Chair, I think it's always staff's preference to not see vacant lots within our Heritage Conservation Districts as what we really are trying to protect is what makes those places unique and that can be its buildings but it's also the relationship of the buildings and streetscapes and how all of those pieces fit together and when you are missing an eye tooth it really does leave a blank slate that needs to be filled so it is our preference, in this instance, especially but in situations where we're trying to consider a demolition that mitigation by a sympathetic and appropriately designed new building can achieve some mitigation of those losses that we're seeing with the destruction of a contributing resource.
- Councillor Turner: Thank you and through you Madam Chair a quick follow-up. In other questions where we've taken a look about the demolition versus construction and that gap in period of time or perhaps that somebody doesn't come forward with something they may have proposed it but it doesn't actually get built and so the demolition occurs and then there's just a perpetual, do we have any safeguards in place to ensure that this would move forward? I think one of the things that we floated before was that the demolition permit would be contingent upon pulling a building permit, for example, are those opportunities that are available for us in this circumstance?
- Mr. K. Gonyou, Heritage Planner: Through the Chair, my colleagues in the Building Division might be able to respond more specifically but it's my understanding that there are those assurances that once the building is lost that the city can compel the construction of the new building, we do rely on the promise of the property owner to execute that and just to draw a similarity in the Old East Heritage Conservation District we did see some demolitions about two years ago and both of those buildings are under construction on English street near the future Lorne Avenue park so we're very hopeful to see that this will be executed, it does often take time in between the demolition and before a building permit is constructed. I would love to see some more reassurances but maybe my colleagues in Building can respond more specifically.
- Mr. G. Kotsifas, Managing Director, Development and Compliance Services and Chief Building Official: Through the Chair, under the *Building Code Act*, the *Heritage Act* is applicable law but it's really with respect to the demolition of the building it is not with respect to the construction of the new. I do recall though, in some certain circumstances, we did use language for designated buildings where we had conditions of demolition where we tied the demolition, we didn't issue the demolition permit until such time as they applied for a building permit so you could put in, we have been very careful how the language is read. I was actually trying to find it while you were talking and so maybe I could find that clause if you're interested in inserting that clause we could put that in and have that ready for you for Council.

- Councillor Turner: Thank you both. Through you Madam Chair, I think that was something we looked at the Downtown HCA and so if there's language that could mimic that that would be helpful and I think it might be appropriate in the circumstance given the context of where the report led us. Thank you.
- Councillor Kayabaga: Thank you. Through you Madam Chair, I also wanted to comment on the report, how great and informational it was, it was really well put out and it gave a lot of information. I did have one question that I was asking myself the whole time I was reading it. Is the current applicant for this proposal is the same person who owns the property that was neglected?
- Mr. K. Gonyou, Heritage Planner: Through the Chair it's my understanding the current property owner purchased the property in 2018 in the summer, I believe, at which time the discussions leading us towards this meeting tonight had started to occur, there was some property standards issues as you can understand and also the time it takes to prepare a detailed Heritage Impact Assessment that you saw appended to the staff report do take time to prepare.
- Councillor M. Cassidy: Any other technical? Councillor Kayabaga.
- Councillor Kayabaga: Thank you. Thank you for clarifying that. I think for me that was really important to know because this has been a huge conversation in the Ward and in the neighbourhood as well and so I appreciate that you know they're proposing to put this type of building and using the heritage aspect as well as the building had been neglected but I'm just curious to know, just kind of following up on what the comments that LACH made, I one hundred percent agree that this is very regrettable that we have to get to this place and this kind of goes back to where my motion was the last time to make sure that we are following up and we're doing something about these heritage, you know, buildings and the houses are in Heritage Districts, to make sure that they're up to standards and we don't have to do demolition by neglect. Thankfully this is something that's going to replace but my other question around this is how are we making sure that we're not going to wake up with a whole neighborhood full of just buildings that are replacing the heritage buildings or houses there not being conserved if I can say and I worry that we're going to get a lot of these types of applications. Although I support it and I think it's a great, it's good that we are putting something there we are not just leaving the lot empty but how are we going to make sure that this is something that's not going to keep happening. You know, falling back on what LACH's comments were how are we doing? I know we said we're going to bring a report back and I think that was through Mr. Kotsifas's department to the actions that we are going to take. As great as this is I want to see more action taken to make sure that we are we are preserving and protecting our heritage and we don't have to keep resorting to stuff like this otherwise we're just telling everybody this is what we're going to start doing and everybody's going to start applying. I mean it's business and it's, I don't know, I want to hear more on what are the measures that were willing to take to make sure that we are protecting these Districts in the Heritage Districts and buildings and houses in our city. It's really important to a lot of people in our community and myself included so I wanted to hear that piece on that and this sounds like a good solution but this could also turn into a bad solution if everybody decides to do the same thing. Through you Chair.
- Councillor Cassidy: I will let Mr. Gonyou answer that. It's not technically, in my opinion, a technical question pertinent to this particular application. It is to the broader issue but I thought maybe it could come up after the PPM but I will let Mr. Gonyou answer that or whoever, Mr. Barrett.

- Mr. G. Barrett, Manager, Long Range Planning and Sustainability: Through the Chair, as Councillors noted, there has been a request that we look at this issue as it relates to property standards in Heritage Districts and heritage properties and that report is going to be coming forward so we are working on that. As relates to this instance an application can be made it's going to go through this process and so any application for a Heritage Alteration Permit has a process that goes to Council who gets to see consider each of those applications on their merits. The issue of how we deal with the preservation of these structures from the property standards perspective is a larger issue which is being looked at and another report will be coming forward on that.

- Councillor Cassidy: Thank you. Any other technical questions? I'll go to the public now. Is there any member of the public who would like to speak? Would you like to speak to this? No? You are just here to hear it. Anybody who wishes to make a comment or ask a question in the Gallery? I am not seeing any so I will look for a motion to close the public participation meeting.