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D. Menard:

TO:	CHAIR AND MEMBERS PLANNING & ENVIRONMENT COMMITTEE PUBLIC PARTICIPATION MEETING TUESDAY, FEBRUARY 26, 2013: NOT BEFORE 4:00 P.M.
FROM:	JOHN M. FLEMING MANAGING DIRECTOR, PLANNING AND CITY PLANNER
SUBJECT:	DEMOLITION REQUEST S. / M. CIRCELLI: 229 GREENWOOD AVENUE

RECOMMENDATION

That, on the recommendation of the Managing Director, Planning and City Planner, with the advice of the heritage planner, the Chief Building Official **BE ADVISED** that Municipal Council does not intend to designate the building at 229 Greenwood Avenue under Section 29 of the *Ontario Heritage Act* and that a demolition permit may **BE ISSUED**; it being noted that the London Advisory Committee on Heritage has been consulted with respect to this demolition request.

PREVIOUS REPORTS PERTINENT TO THIS MATTER
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None

BACKGROUND

The property at 229 Greenwood Avenue is located on the west side of Greenwood Avenue south of Springbank Drive. (Appendix 1) The property is a Priority 3 heritage property in the City's *Inventory of Heritage Resources*. The residence for which demolition is requested is a simple, one and one half story, c. 1880, Ontario Cottage style, white brick clad building with a rear addition. (Appendix 2)

The *Inventory* describes Priority 3 buildings as potentially meriting designation "as part of a group of buildings designated under Part IV of the *Ontario Heritage Act* or as part of a Heritage Conservation District designated under Part V of the Act even though these buildings are not often worthy of designation individually. They may have some important architectural features or historical associations, be part of a significant streetscape or provide an appropriate context for buildings of a higher priority."

With respect to this building, it is not part of a group of buildings designated under Part IV or Part V of the *Act*. From the exterior, while it may retain architectural features typical of this style and age, these are relatively common elsewhere in London. Its historical associations are unknown although it is the second oldest building in this section of the streetscape. It is not part of a significant streetscape nor does it provide an appropriate context for buildings of a higher priority although there are two other Priority 3 buildings located at 220 Greenwood (1870) and 224 Greenwood Avenue (c. 1890) on the east side of the street. Further to the south, the streetscape is dominated by buildings erected in the 1950s and 1960s.

Notification of the request for demolition has been published in the *Londoner* on two occasions

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and an area notification letter has been sent to community residents within the standard 60 metre radius of the property. The site is subject to a Zoning By-Law Amendment Application to permit the development of a four unit residential structure. At present, the property is zoned R3-2.

The LACH was to discuss this demolition request at its meeting on February 13, 2013. Its recommendation will be forthcoming to the PEC for its meeting on Feb. 26.

Staff Recommendations

Staff does not recommend the designation of this building under Section 29 of the *Ontario Heritage Act*. In the opinion of staff, the building does not meet the requirements for designation as described in Regulation 9/06. Staff recommends that the Chief Building Official be advised that Municipal Council does not recommend a notice of intent to designate be issued and, further, that a demolition permit may be provided. Staff also request an opportunity to photo document the building prior to demolition and request that any salvageable heritage materials be reclaimed for reuse elsewhere.

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

Feb. 4, 2013

dm/

Attach: Appendix 1- Location Map; Appendix 2- Photos;

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Appendix 1- Location Map – 229 Greenwood Avenue



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Appendix 2- Photos – 229 Greenwood

229 Greenwood –front façade



Below- 229 Greenwood Avenue –side and rear façade



Below - the structure immediately to the south of 229 Greenwood Avenue -



Below -two residential buildings to the south

