

To the Chair and Members, Planning and Environment Committee

I, Bartosz Storonianski owner of 13 Blackfriars st, London Ontario; am writing to the committee with a request to be allowed to repair my building that was damaged due to a fire in November 2011.

After the initial struggle with the aftermath of the fire and dealing with the insurance company, I proceed to go to the city hall to find out what would be the processes in rebuilding the property. I was surprised to find out that the property that I purchased April 14th 2004 as a triplex with a one commercial unit was not the legal use of the property I was told and assured at time of purchase.

After months of discussions and research with the zoning department and several meetings at the city hall. A large meeting was set up by city hall after a new cast on CTV that resulted from neighbourhood outrage, I met with and many of the department heads; I was told I could rebuild 2 residential units with 5 bedrooms and a studio retail unit.

I was also asked to do a preliminary drawing and bring it in for approval from zoning. I followed the directions and provided a floor plan to the zoning department. I waited for an answer did not get one until I came in a week later and was told there doesn't seem to be any issue that I should be able to build that. I had my designer draw up plans that I could submit to the Upper Thames Conservations Authority. I attempted to get a hold of Mark Snowsell, for 2 weeks straight to get the permit from them to have it ready with my plans for the permit, he was unreachable until a day before I got my final plans. I finally got direction what to do and paid my permit fee to Upper Thames Conservation Authority. My full plans with all engineering details were delivered to me the after I finally got a hold of the Mark Snowsell at the Conservations authority.

The day I picked up my full plans I came in to the city to present the plans to zoning and apply for a permit I handed them to the Lou Pompili where he informed me that things have changed and we have more complications after a few days, Lou got back to me and he mentioned that would I would have to speak to this particular committee for permission.

As it stands now I have been informed with that a new by law that has been put in place, that will not be allowed to touch the property for a full year, and at that point I am not sure what will happen. This home stands almost directly beside the Blackfriars Bridge it is an eyesore to everyone that enters the neighbourhood from downtown. The neighbourhood has made numerous attempts to have the city put pressure on me to rebuild it.

I have numerous conversations with property standards on a regular basis due to neighbours being upset with state of the property I have attempted to secure it but on a regular basis it is broken into and I receive calls in the middle of the night from London police to come and secure the property. Most of the neighbours have expressed their concerns to the Judy Bryant the areas councillor and all want it rebuilt.

The Blackfriars bridge is closed till the end of August for maintenance, so the road is rarely used at this time. I would like to take the building down during this opportunity as the lower traffic will allow for easy construction and the least disruption to the neighbourhood.

The proposed plan has the same foot print of the original building but will have major exterior enhancements to conform to the neighbourhood. I am planning to change the sided elevation with brick and change the south west roof line for it to look much more like the neighbourhood. The layout of the property will consist of a 4 bedroom unit and 5 bedroom unit with a small studio retail unit. Thank you for your time and please consider allowing me to get rid of that large eyesore and finish what I have been attempting to do for over a year and a half now thank you.

Regards,

Bartosz Storonianski