

DATE: January 31, 2011

REPORT NO. CD2011-016

TO: Committee of the Whole- Community Development

FROM: Ted Salisbury, General Manager, Community Development Services

1.0 TYPE OF REPORT **CONSENT ITEM** []
ITEM FOR COUNCIL CONSIDERATION [x]

2.0 TOPIC

Request to demolish the building at 105 Wellington Street, located within the Demolition Control Area defined in Bylaw 26-91.

3.0 RECOMMENDATION

- A. THAT the Demolition Permit Application for 105 Wellington Street BE APPROVED.
- B. THAT staff BE DIRECTED to work with the Brantford Heritage Committee and Wilfrid Laurier University representatives to develop a protocol regarding the demolition process during land acquisition for the university's future growth.

4.0 PURPOSE

Wilfrid Laurier University has submitted a demolition permit application for 105 Wellington Street. The property is located within the Demolition Control Area and requires Council approval prior to the issuance of a demolition permit.

5.0 BACKGROUND

Demolition Control Bylaw 26-91 provides Council with the authority to restrict the demolition of residential properties in the older central areas of Brantford. The purpose of this bylaw is to prevent the premature demolition of the existing

housing stock. However, where a building permit has been issued for a property, Council cannot refuse a demolition permit but may attach conditions to its issuance. The Brantford Heritage Committee reviews demolition permit applications for residential buildings within the demolition control area.

The subject property is located on the south side of Wellington Street, between George Street and Charlotte Street, shown on the attached map, **Appendix "A"**. The lot frontage is 39 feet by a depth of 132 feet and the lands are zoned C2-Fringe Core Commercial permitting a wide range of uses including parking lots.

The existing structure on the property is a two storey brick dwelling built in 1920. Originally built by a local physician, the building was designed as a residence containing a doctor's office. Currently the building is used for the Brantford Musician's Union office and contains a residential unit. The neighbouring properties also include law offices and residential units.

The property is not designated under the *Ontario Heritage Act*.

Wilfrid Laurier University is considering the purchase of the property to demolish the building and create additional parking for the Carnegie building. Approval of a demolition permit by Council is one of the conditions of sale. Photos of the subject property and neighbouring properties are attached in **Appendix "B"**. The redevelopment of the property for a parking lot is also subject to Site Plan Control approval.

6.0 CORPORATE POLICY CONTEXT

Community Strategic Plan

Goal 1.8 Enhance opportunities for higher education.

Downtown Master Plan

3.1 The Vision

- Downtown Brantford will be a top college and university destination for young people.

3.6 Vision Recommendations

- 9) Work with Mohawk College to explore options for the relocation of the campus to a downtown location. Continue to work with

Nipissing University and Laurier Brantford to facilitate further post-secondary expansion in the Downtown.

9.0 Next Steps

- The City should continue to work with Nipissing University and Laurier Brantford to facilitate further possible expansion in the Downtown.

7.0 INPUT FROM OTHER SOURCES

The Heritage Committee, at its meeting, January 18, 2011, discussed the proposed demolition of the building at 105 Wellington Street. Members of the Committee recognize the university's need to expand, planning for future growth and the demand for additional parking. However, the Committee noted that the property at 105 Wellington Street is part of a group of buildings that form a small, cohesive streetscape of early 20th century architecture and the proposed demolition of this building would result in a vacant gap along this streetscape. Members of the Committee stated that the property would provide a limited number of parking spaces. The Committee would encourage the university to utilize the building until such time as it is required for a larger redevelopment of the area.

The Heritage Committee made the following recommendation:

THAT although the Heritage Committee supports Wilfrid Laurier University's plan for growth, the proposed demolition permit application for 105 Wellington Street BE NOT APPROVED as this building forms part of a cohesive architectural grouping of an early 1900's streetscape."

8.0 ANALYSIS

Wilfrid Laurier University has adopted a Master Plan that provides a strategy for effective land acquisition and campus development. The ultimate goal of the University in Brantford is to expand the campus from the current enrollment of 2,800 students to 15,000. The plan identifies the development of additional University facilities within the block bounded by George Street, Darling Street, Dalhousie Street and Charlotte Street.

The subject property borders the rear property boundary of the Carnegie building at 73 George Street. In the interim, the proposed demolition of the building at 105 Wellington Street would provide additional parking for this building as there are only a few spaces on that site. The location of the property is within the area

that the university's Master Plan has identified for additional future development and land acquisition in this block is consistent with their plan.

As Wilfrid Laurier University continues to grow and expand the Brantford campus, the demolition of buildings is part of the process as demand for parking and land assembly opportunities are presented.

The Heritage Committee noted that the property at 105 Wellington Street is part of an early 1900's streetscape and although the Committee supports the university's plans for expansion, they do not approve of the proposed demolition as it creates a gap in the streetscape. The property at 105 Wellington Street is not designated under the Ontario Heritage Act and the building is not in the highest landmark category, a building that is worthy of designation under the Act. The heritage attributes of the property are that it is part of a small group of buildings that collectively contribute to the historic character of the streetscape.

The purpose of the demolition control bylaw is to restrict the demolition of residential properties in the older areas of the city and prevent the premature demolition of the existing housing stock. The building at 105 Wellington Street was originally constructed to accommodate one dwelling unit together with office space and the building continues to be used in this manner. Therefore, the proposed demolition would only reduce the housing stock in the downtown by one residential unit.

Corporate policies recognize and promote the growth of the Laurier Brantford Campus within the downtown. The university has adopted a Master Plan that provides the framework for future growth and land assembly. As future plans may include more demolition proposals, it would be useful to develop a protocol with the Heritage Committee and university representatives to effectively deal with the demolition process.

9.0 FINANCIAL IMPLICATIONS

There are no financial implications to the municipality.

10.0 CONCLUSION

Since the opening of Laurier's Brantford Campus in the downtown core in 1999 with 39 full-time students, the University has grown to an enrolment of over 2,800 students. During the past decade, the University campus has grown and became an impetus for downtown revitalization. As the university continues to grow it will be pursuing opportunities for land acquisition, especially those close to the Carnegie building, a central focal area of the university.

The municipality has identified education as a major component of downtown revitalization and a key vision for the community. Corporate policies recognize and promote the growth of the Laurier Campus within the downtown area. The proposed demolition of the building at 105 Wellington Street would provide parking for the Carnegie building in the interim as Laurier University continues to plan for future growth within this block.

The Heritage Committee's function is to preserve heritage resources in the community however they support the university's need for expansion. The Committee consistently encourages the retention of buildings as long as possible. Staff have indicated that the establishment of a protocol be developed in consultation with Laurier University representatives and the Heritage Committee to deal with future demolition proposals.

Helen Borowicz
Policy Planner

Ted Salisbury, MCIP, RPP
General Manager
Community Development Services

Matt Reniers, MCIP, RPP
Director Policy Planning

attach.

Appendix "A" Location Map 105 Wellington Street
Appendix "B" Photos - 105 Wellington Jubilee Street

In adopting this report, is a by-law or agreement required? If so, it should be referenced in the recommendation section.

By-law required yes no

Agreement(s) or other documents to be signed by Mayor and/or City Clerk yes no


Is the necessary by-law or agreement being sent concurrently to Council? yes no

Appendix "A"

LOCATION MAP



LEGEND

 SUBJECT LAND (105 Wellington Street)



Appendix "B"

105 Wellington St.



101, 107 and 111 Wellington St. adjacent properties

