

Demolition of Harrow Antique Store
Presentation by Sebastain Schmoranz, Managing Partner
McGregor, Sims, Schmoranz Barristers & Solicitors

Objective:

The purpose of my delegation is to request that Council adopt the recommendations of the Heritage Committee's special meeting of March 10, 2022, that a permit is to be granted for the demolition of 15-17 King Street in Harrow (Harrow Antique Store). I will also be asking Council to consider shortening the notice period from 60 to 45 days to approve the demolition permit, such that the project can commence sooner.

Background of the project:

My wife (Dr. Rena Rabheru) and I (Sebastian Schmoranz) purchased the Harrow Antique Store property at the end of 2021. My wife is a dentist with 10+ years' experience currently serving patients in Kingsville and Windsor. I run the McGregor, Sims, Schmoranz Law Office in Kingsville, and recently purchased Golden Law Office in Harrow at the beginning of 2022.

Our plan is to extensively renovate the building in order to create new and vibrant commercial space (a dental office and a new home for the Golden Law Office) and 6 rental apartments to provide much-needed rental housing in the Harrow community. We have retained Marcovecchio Construction and YC Liu Engineering (involved in the revitalization of the Retro Inn and Suites building in Chatham) in order to assist us with our project. We had a site meeting with members of Essex Public Works, Kevin Carter (Chief Building Official) on Monday, February 28, 2022 in order to discuss our plans. The building has been in a dire state of disrepair for many decades and, unfortunately, we will be required to engage in a controlled demolition of a portion of the building in order to complete our renovations.

Heritage Committee Meeting:

The Heritage Committee held a special meeting on March 10, 2022, where we presented the scope/nature of my project and indicated a willingness to save the façade and/or recreate the façade where it was not structurally feasible to save. The Heritage Committee was unanimous in approving our request for a demolition permit. As the property is heritage listed, we would need to wait 60 days to obtain a demolition permit (where Council agrees with the Heritage Committee). The length of the project will be between 8-10 months, and we are hoping Council might consider shortening the waiting period from 60-45 days, such that we can get a head start. Our hope is to have everything completed and enclosed prior to Winter 2022.

Goals of the Project and our Commitment to Harrow:

In recognition of the building being one of the first to be constructed in Harrow (at that time Hopetown), we want to ensure that Council understands that we wish to preserve its important heritage significance. Our plan is to protect/save the existing façade of the building, repair the brick, incorporate new windows, and tie this façade into the new building being constructed. With Harrow's substantial investments in beautifying the downtown streetscape, there will undoubtedly be a housing boom, as families look to move to this exciting, growing town. The existing dental office in Harrow is at capacity and cannot accept new patients. A new dental office will help to serve Harrow, Colchester, McGregor and the western Kingsville area. As lawyers in the area begin to retire, a revitalised legal and professional services office will allow us to better serve the community, while maintaining the historical connection to the Golden name. We intend to preserve the plaques installed by Harrow Rotary and we intend to proudly display photographs and historical articles about

the Antique Store building (previously a general store) in the lobbies of both commercial spaces. We would invite the Heritage Committee, Council and the residents of Harrow to assist us in gathering these resources.

The controlled demolition will also improve the fire safety rating of this aging block of buildings in the downtown core and provide improved parking in the alley behind. The demolition will have a very minimal impact on King Street, as most of the work can be performed in the alley behind the building. This will result in very minimal traffic disruption. All contractors being retained have extensive experience in dealing with these types of aging buildings. Everyone is fully insured, and we have secured financing that will be more than sufficient to ensure the project is completed in a timely and professional manner. We are requesting a demolition permit, as the building has been structurally compromised through the multiple structures that have been built and tied in to the original building over the years. Trying to renovate it would undoubtedly take years and cost several million dollars above and beyond the already sizable investment that we plan to make in your community.

For these reasons, we hope that you will agree that this is a fantastic opportunity to revitalize the downtown core of Harrow while continuing to honour the history and heritage of the families who built it. I have included the early architectural plans and drawings.

Kind regards,
Sebastian

Sebastian H. Schmoranz, J.D., B.A. (Hons.)
Managing Partner

McGregor, Sims, Schmoranz Barristers & Solicitors

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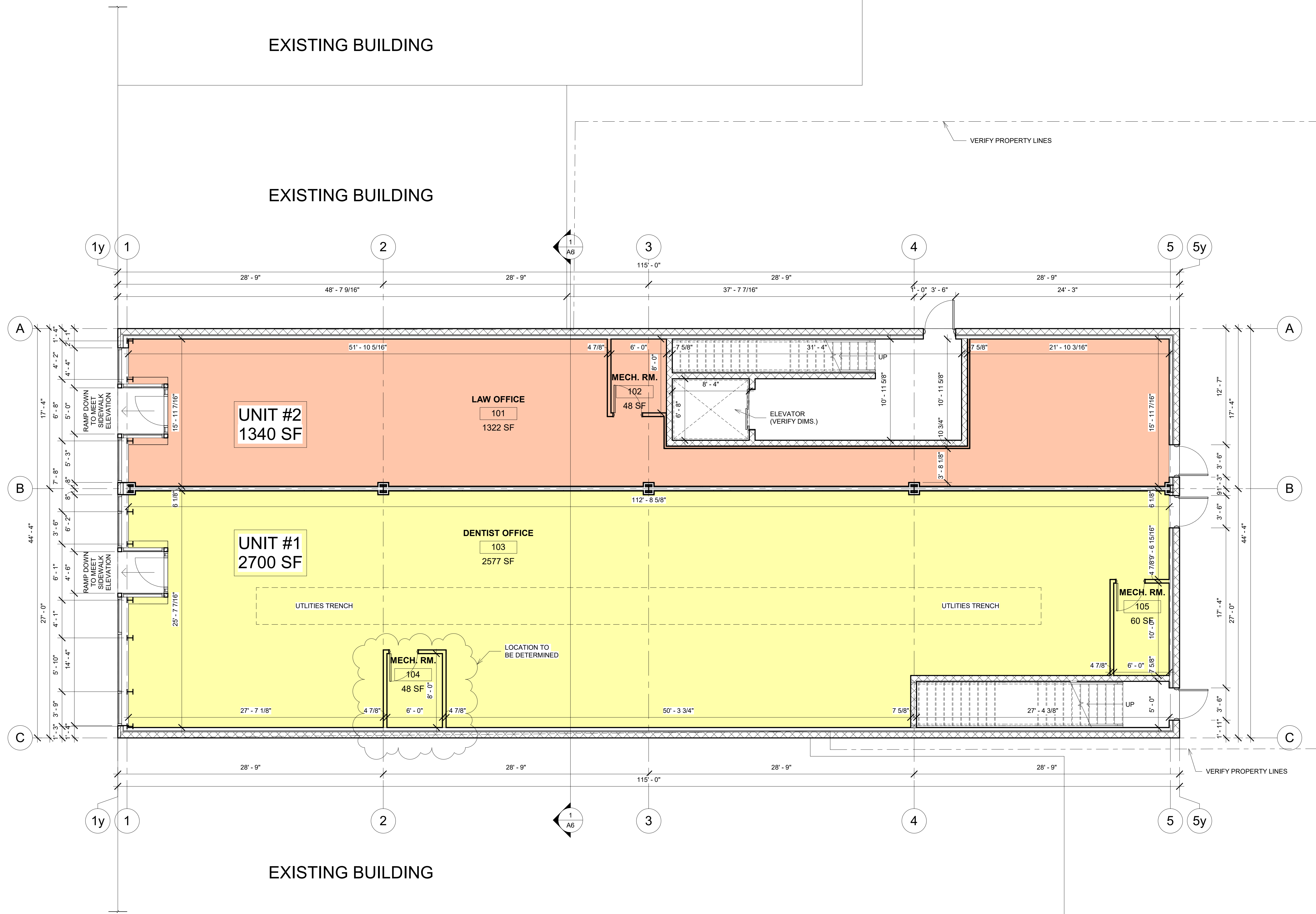
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① FIRST FLOOR
3/16" = 1'-0"

UNIT LAYOUT

- UNIT #1 - DENTIST OFFICE (2700 SF)
- UNIT #2 - LAW OFFICE (1340 SF)
- UNIT #3 - RESIDENTIAL SUITES #1-6 (4732 SF)

No.	Description	Date
1	ADDED MECH. RMS. TO FIRST FLOOR	1/24/2022
2	ADDED LAUNDRY ROOM 2nd FLOOR	2/9/2022

15-17 King Street
Harrow - Reno.

First Floor

Project number 001
Date 9/20/2021

Drawn by Nicolas Lamoureux
Checked by Marcovecchio Construction Ltd.

A1

Scale As indicated

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15-17 King Street
Harrow - Reno.

Second Floor

Project number 001

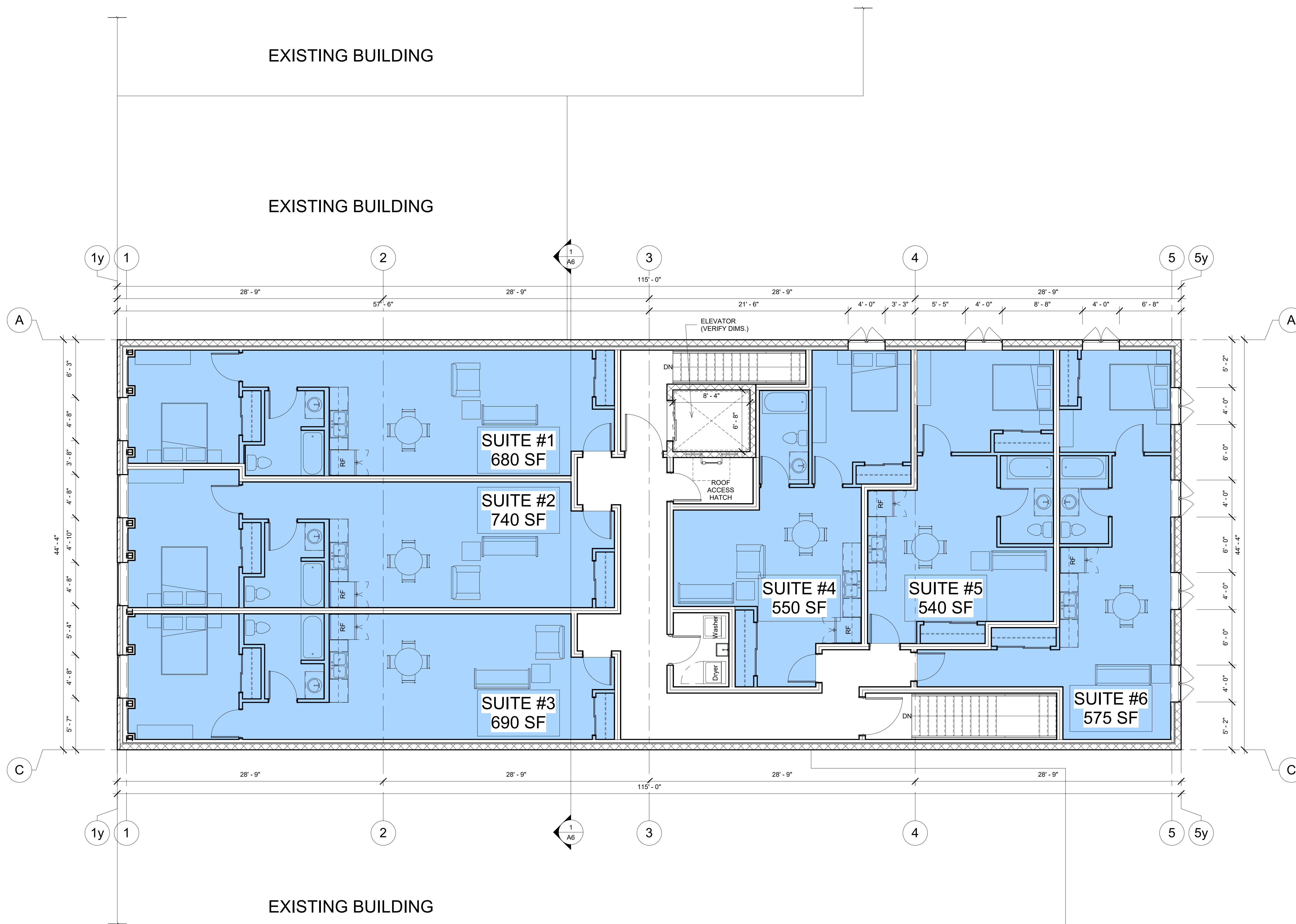
Date 9/20/2021

Drawn by Nicolas Lamoureux

Checked by Marcovecchio Construction Ltd.

A2

Scale As indicated



UNIT LAYOUT

- UNIT #1 - DENTIST OFFICE (2700 SF)
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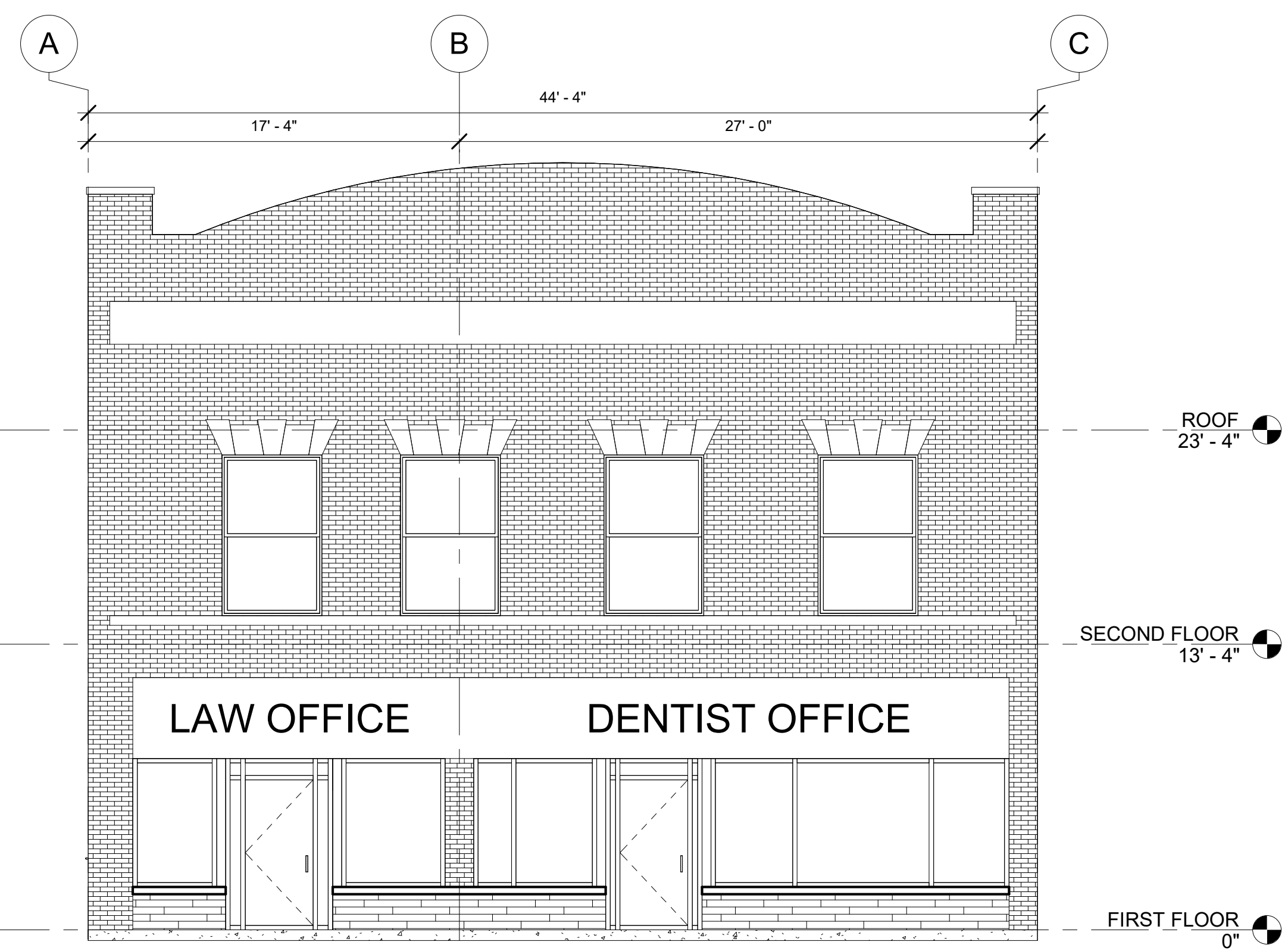
15-17 King Street Harrow - Reno.

Elevations (1)

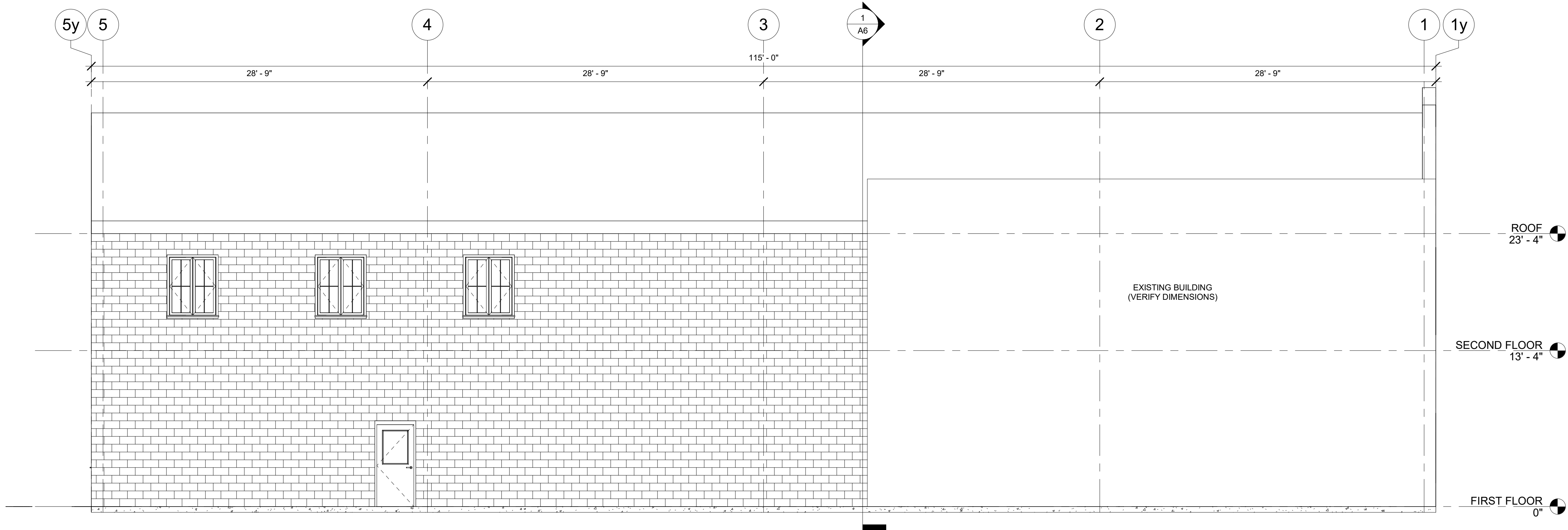
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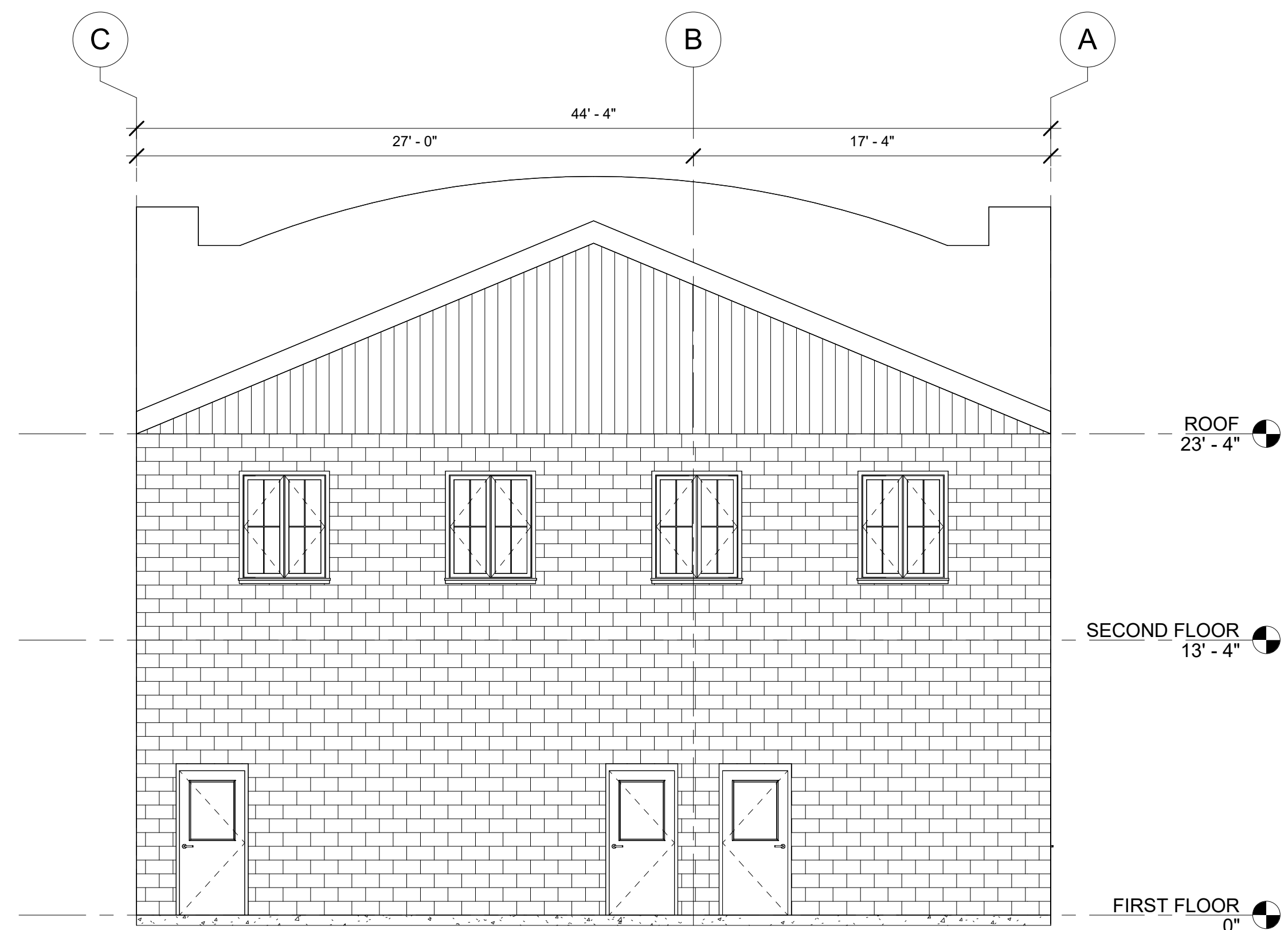
Scale 3/16" = 1'-0"



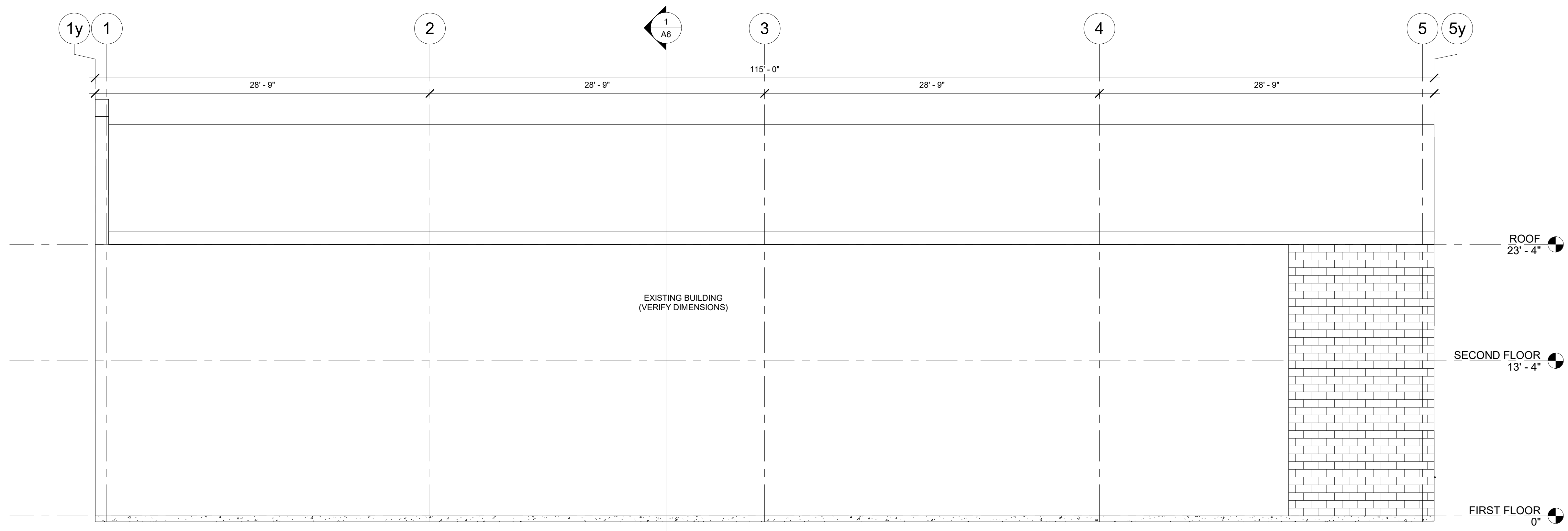
1 NORTH ELEVATION
3/16" = 1'-0"



2 EAST ELEVATION
3/16" = 1'-0"



① SOUTH ELEVATION
3/16" = 1'-0"



② WEST ELEVATION
3/16" = 1'-0"

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No.	Description	Date

15-17 King Street
Harrow - Reno.

Elevations (2)

Project number 001
Date 9/20/2021
Drawn by Nicolas Lamoureux
Checked by Marcovecchio Construction Ltd.

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Scale 3/16" = 1'-0"

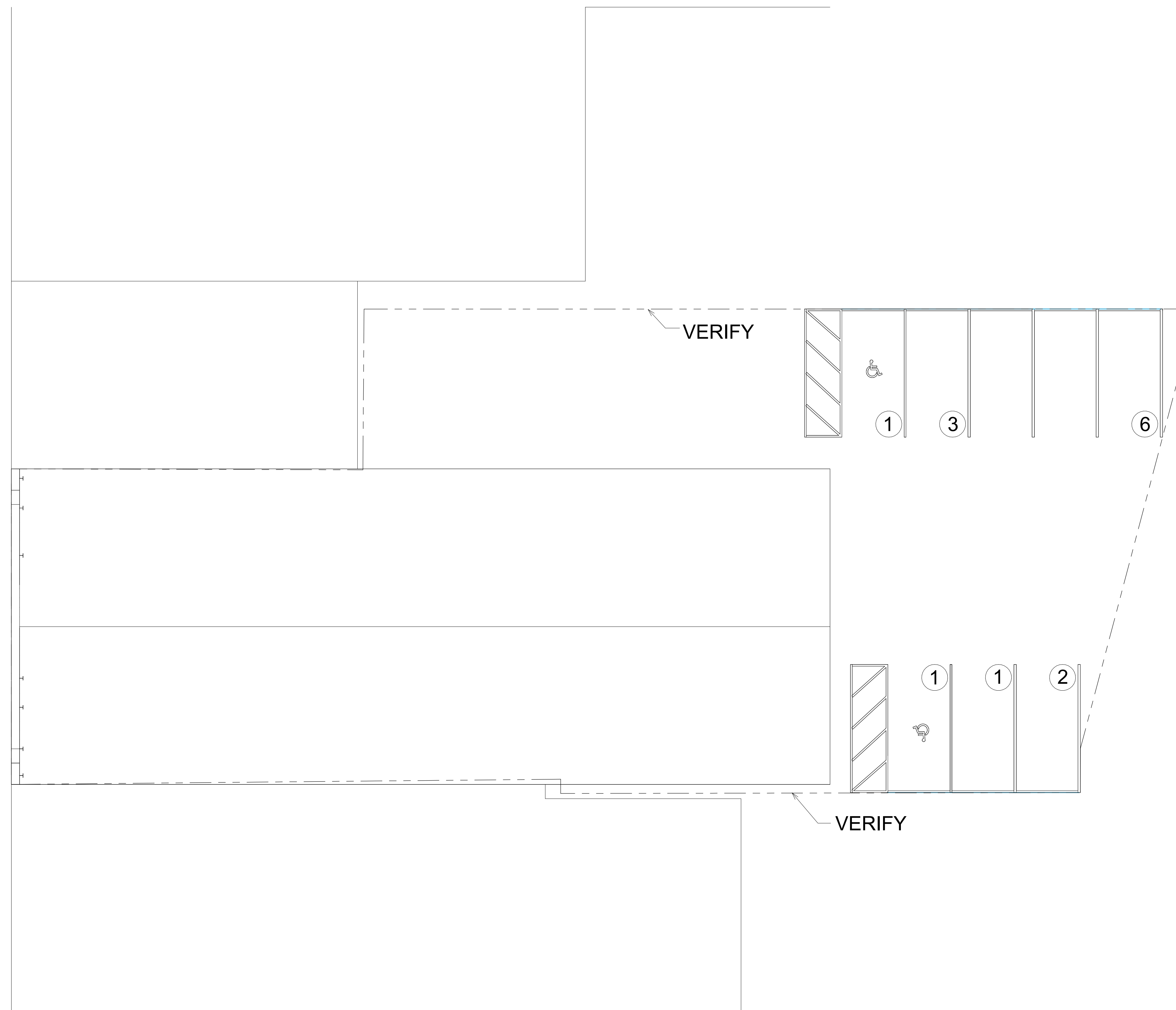
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No.	Description	Date


15-17 King Street
Harrow - Reno.

Site Plan

Project number	001
Date	9/20/2021
Drawn by	Nicolas Lamoureux
Checked by	Marcovecchio Construction Ltd.

SP-1

Scale 1/8" = 1'-0"

① SITE PLAN
1/8" = 1'-0" 



LAW OFFICE

DENTIST OFFICE

N LAW OFFICE
KING WEST