

**From:** Kate Rapson  
**Sent:** Monday, November 17, 2014 3:24 PM  
**To:** Lysynski, Heather  
**Cc:** Bryant, Judy  
**Subject:** 321 Central Avenue and 581 Waterloo Street - Demolition Requests (OZ-8371)

The Woodfield Community Association, comprised of two heritage conservation districts, can not support the demolition of the two homes.

At the public meeting last spring, we asked the developer to try to save at least one of the homes. Both are part of our built heritage stock. The home at 581 Waterloo is one of the oldest homes on the street, likely built in 1888. It is a Italianate design and many features of that era are present and in salvageable condition even today. Though under the West Woodfield Heritage study the house bears a mere C rating, but it contributes to our heritage stock and the streetscape.

321 Central is a striking 2.5 storey home with many heritage features intact. Some argue it is an orphan home eclipsed by the Granite Building; others argue, given its size, it is not.

The communities and the City have invested heavily into heritage districts throughout London. Demolition by neglect or demolition to make way for new developments should be weighed carefully against the loss of built heritage as it would be used as an example to gain demolition approval on future applications. That all said, we understand from conversations with the architect, the developer and the City Planner, this site is very unique and unlikely to set a negative precedent.

Although redevelopments are not that common in our community, when they do arise, we are looking for elements that are compatible with our values, including heritage, high design standards, single (and no) car homes, walk-ability, promotion of sustainable building concepts, density where appropriate (for efficient use of infrastructure), and so on. The new residential building proposed by Dr. BJ Hardick reflects many strong features that are indeed compatible with Woodfield, such as townhome style units on the bottom floor, underground parking, and a stepped design to minimize massing from the street. We supported this redevelopment project for these reasons at the zoning phase.

At the Nov. 18 meeting tomorrow, we'd like to request that the Planning and Environment Committee ask the applicant to explain the uniqueness of this site for public record and also describe the options that were considered for saving the two homes .

Many thanks for your time and consideration of this important matter.

Kate Rapson  
Chair, Woodfield Community Association