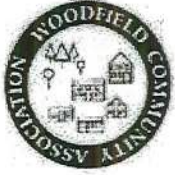


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WOODFIELD COMMUNITY ASSOCIATION

"Residential to the Core"

P.O. Box 542, Station B, London, Ontario, Canada, N6A 4W8
www.historicwoodfield.com

Re: 86 Cartwright Street request for demolition

To the Members of Planning and Environment Committee,

The Woodfield Community Association objects to the demolition of any viable heritage home in the heritage districts, unless that home is in danger of collapse, or the plan for its replacement has strong, local value and support. This home, by the City's own engineering report, is stable and not a danger.

Woodfield is currently being widely recognised as a jewel of Victorian Architectural streetscapes in Canada. **We are presently leading the voting above all 90 other nominees to become the 'Greatest Place in Canada'** against some stiff competition.

In the 2011 **Michelin Guide to Ontario**, in London's 'Orient yourself' section, only 3 London places are mentioned: The John Labatt Centre, Springbank Park, and Woodfield, called "a 19C residential district in the old town, (with) Victorian houses, many built in a characteristic butter-yellow brick."

We want to state that Woodfield in no way holds Mr. Kaplanski responsible for the current state of the home, and has no issue with his honest efforts to work within the bylaws for the site. We would expect his ongoing plans for the site to meet all bylaws currently in place.

Yet under the insulbrick siding and decay of this home, there is a pretty little cottage there. I attach a photo of the home just a few years ago to show the gingerbreading that was lost on this one due to our lack of protection of it.

We also want more people to live in Woodfield, where higher densities are appropriate. This site is zoned for higher density than is possible in the existing structure, and we believe that when such zoning exists, and if the heritage building can be saved as part of a larger new development, we are generally supportive of such a plan.

If Mr. Kaplanski was willing to try to 'bring back' the heritage home at the front of this long site, we would be very supportive of finding ways to make the rest of the site even more profitable for his venture. Again – we in no way blame him for its current state.

There are, however, serious dangers to allowing the demolition of a viable home, even one that is not beautiful to the eye in its current condition.

Our concerns are as follows:

- **We are not protecting these houses before they get to such a state** that demolition ends up on the table – we need the City to enforce more diligently our laws to prevent this decline;
- **The argument that 'the next building is not a preserved heritage building' is a dangerous one**, as this line of thought would lead to a domino effect of systematic removal of homes;
- **Rewarding a decaying home with a demolition permit will encourage other developers to let their homes decay** in order to receive such a permit. The resulting neighbourhood effect of this would be devastating.

21

We know that this house is no beauty in its current state, and that its location is less than ideal, but we do urge you to consider the long term ramifications of allowing demolition permits in these cases, in a community that is becoming such a jewel in London.

Yours sincerely,

Wes Kinghorn

Wes Kinghorn

Chair

The Woodfield Community Association

www.historicwoodfield.com

About us:

If you live in the area of London, Ontario bounded by Richmond St, Adelaide St, Queens Ave, and the CPR tracks (that cross Pall Mall), then you live in Woodfield!

The Woodfield Community Association works to maintain and improve the high quality of core area residential living to be found in Woodfield. Our mandate includes maintaining the residential character of the community, preserving heritage resources, protecting and expanding our heritage tree canopy, encouraging neighbours to shop and play where we live, and promoting social events that bring the community together.

To join the Woodfield Community Association (\$5 for 4 years, or \$50 for a lifetime membership and free copy of our book on the history of Woodfield) please drop me a line, or give me a call. We would love to meet you.
