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February 2, 2012

File No. 32998

via email: cparker@london.ca

The Corporation of the City of London
City Hall
204 / 206 Dundas Street
London, ON

Attention: **W.J. Charles Parker**

Dear Sir:

Re: **Downtown Master Plan and Downtown Heritage Conservation
District Plan Process, Tricar Developments Inc.**

We are the solicitors for the Tricar Group ("Tricar"), the owner of property municipally known as 199 Queens Avenue.

On January 3, 2012 Tricar received a copy of your letter dated December 22, 2011 regarding the status of the Downtown Master Plan and the Downtown Heritage Conservation District Plan Processes.

We understand that the Downtown London Heritage Conservation District Plan, dated November, 2011, assigns 199 Queens Avenue a Historic Assignment and A ranking in a Residential Landscape.

The building itself is not Residential. It has been used for office purposes for a very long period of time. Further, the building is no longer in a residential landscape pattern. Any such residential landscape has long since disappeared, it is simply no longer evident. The subject building is isolated. It is adjacent to and dominated by office buildings to the immediate east and north. A City owned surface parking lot, without any redeeming feature, landscape or otherwise, is to the immediate west. The intersection of Queens Avenue and Clarence Street is dominated by parking lots, with parking lots also located to the immediate south and southeast of the subject lands.

There is no economical reuse of the building located at 199 Queens Avenue on this isolated and stand alone basis.

It is inappropriate, unfair and unrealistic to impose upon 199 Queens Avenue the burden of continued isolation in relation to and in regard to development of the abutting and adjacent lands. Further, designation of the structure will hinder any development and intensification of the subject property as well as the downtown core.

Tricar is strongly opposed to the designation for the reasons set out above. The redevelopment of 199 Queens Avenue will be more beneficial to the revitalization of the downtown as described elsewhere in the Downtown Master Plan.

Yours truly
PATTON CORMIER & ASSOCIATES
per:



Alan R. Patton

ARP/dr

cc: *Client - via email*
Chair and Members, Planning and Environment Committee - via email
Mayor Fontana - via email

apatton@pattoncormier.ca

Parker, Charles

From: Sandra Miller [sjmiller@magma.ca]
Sent: Monday, February 13, 2012 11:04 PM
To: Parker, Charles
Cc: Menard, Don
Subject: Downtown Heritage Conservation District Plan

Hello Mr. Parker

As a modernist architectural researcher, I was very pleased to see that a number of post-war, modernist buildings were included in the Draft Downtown Heritage Conservation District Plan, submitted in November 2011.

I was particularly delighted and relieved to see the following iconic London buildings recommended for the highest heritage ranking: 200 Queens Avenue (1957) by Robert Buist; the Dalton Fuels / Aboutown building at 17 York Street (c. 1955); the 1964 London Life Insurance addition by Marani, Morris, and Allan at 255 Queens Avenue; the Bank of Montreal at 441 Richmond Street by John W. Leighton & Ronald E. Murphy (1954); and the Bank of Toronto (1951) and Bank of Montreal (1958) buildings on Dundas.

These particular buildings were on my "dream list" when I heard that a downtown heritage district was being proposed. To see that in all, 37 modernist post-war buildings would be included on the recommended list was beyond my imagination. Unfortunately, it remains disappointing and mysterious that our unique and beautiful City Hall by Philip Carter Johnson and the historically important Supertest head office (1958) by R.E. Knowland / Watt & Tillman at 245 Pall Mall are not yet heritage designated buildings.

Awareness and recognition of the heritage value of post-war architecture has been slowly growing across North America and indeed around the world. Organizations such as UNESCO's Modern Heritage Programme, World Monuments Fund's Modernism at Risk Initiative, the Recent Past Preservation Network, DOCOMOMO International, and Dominion Modern are working in collaboration with national, provincial/state, and local heritage agencies as well as research bodies to document and preserve the built heritage of the mid-twentieth century. Cities across North America - including a growing number here in Ontario - are taking first steps towards recognition and designation of important, representative examples of our mid-century built environment.

It often comes as a surprise to many people when the words 'heritage preservation' are used in reference to buildings that were constructed in their own lifetime. But time marches on and so must our definition of heritage buildings. If we don't take strong measures now to protect the best examples of our recent past, there will be nothing left of that important historical period for our children or grandchildren. We will have cast aside the important lessons learned in the early days of the heritage preservation movement and be left with only a Victorian time capsule landscape in the shadows of new office towers.

I look forward to the ultimate enactment of the Downtown Heritage Conservation District and I will continue to share progress updates with the Mid-Century Modern London group. If you have any questions, please don't hesitate to contact me.

Regards,
Sandra Miller, MLIS

"Live simply so that others may simply live." - Gandhi