

**From:** Thomas Christensen  
**Sent:** Thursday, September 07, 2017 9:42 PM  
**To:** PEC <[pec@london.ca](mailto:pec@london.ca)>  
**Subject:** Fwd: Report number CRB1617 City of London Property address 4402 Colonel Talbot Rd. London, ON

Please see below for my "request for delegation".

Regards,  
Tom Christensen

----- Forwarded Message -----

**Subject:** Report number CRB1617 City of London Property address 4402 Colonel Talbot Rd. London, ON

**Date:** Thu, 7 Sep 2017 21:24:14 -0400

**From:** Thomas Christensen

**To:** Hopkins,

Anna <[ahopkins@london.ca](mailto:ahopkins@london.ca)>, [tpark@london.ca](mailto:tpark@london.ca), [mcassidy@london.ca](mailto:mcassidy@london.ca), [jhelmer@london.ca](mailto:jhelmer@london.ca), [sturner@london.ca](mailto:sturner@london.ca), [hlysynski@london.ca](mailto:hlysynski@london.ca), [mayor@london.ca](mailto:mayor@london.ca)

## **Agenda for PLANNING AND ENVIRONMENT COMMITTEE**

**To be held on September 11, 2017, commencing at 4:00 PM**

This letter is with regard to the proposed designation request for the property at 4402 Colonel Talbot Road in Lambeth, the former M.B. McEachren Public School. John M. Fleming, Managing Director, Planning and City Planner is apparently recommending that the property at 4402 Colonel Talbot Road in Lambeth, the former M.B. McEachren Public School be DESIGNATED. This would be a mistake, and contrary to the recommendations of the Ontario Conservation Review Board as the building on the property is beyond returning to its former glory. Contrary to the wishes and hopes of London Advisory Committee on Heritage, we cannot turn back the hands of time.

My name is Thomas Christensen. My wife and I live at 5 Broadway Ave, and have lived there for over 38 years. I have a degree in Architectural Technology, have worked in the Consulting Engineering field for 20 years and also spent 20 years as a Project Manager with the Ministry of Transportation.

We have seen many changes to M.B. McEachren Public School over the years. Our neighbour who attended this school over 60 years ago, as did his father, siblings and children, has no wishes to see this dilapidated building remain. The proposed medical centre would be a vast improvement for this property and the neighbourhood.

To the longtime residents of Lambeth it appears the City of London is trying to over compensate for the way we were treated when we were annexed by the City of London. The first things the City did then without consultation was remove the “Welcome to the Village of Lambeth” signs and our “Landmark” water tower. It took public outcry to have the “Lambeth” signs re-installed, but we had to fund raise to replace the “Live in Lovely Lambeth” signs. As for the water tower, the City stated that it was no longer needed and would cost too much to maintain. How’s this different from the M.B. McEachren Public School?

Regarding the proposed “Designation” for the former M.B. McEachren Public School, this should have been done while it was still under the stewardship of the Thames Valley School Board. It seems that the City is too late with applying Designations to buildings. It appears buildings have to be empty for 5 to 10 years before they consider them, as that’s when they’ve deteriorated to the point of no return. It also appears that designations don’t happen to city owned buildings (Lorne Ave Public School comes to mind). The City had first dibs on this building after Thames Valley School Board (TSVB) decided to surplus the property. TVSB determined at that time that the building would be too expensive to renovate to meet current standards as did the City of London. So why now does the City think that a private developer would think that it’s viable to restore or salvage this building?

During the 1970’s and 1980’s, the TSVB significantly altered the 1926 portion of the M. B. McEachren School building. They bricked in all the existing entrances, changed all the windows on the building to aluminum, removed the canopy and front columns and replaced them with a plywood box and cement asbestos sewer pipes. There are virtually no former architectural details left on the building. What’s remaining is a rusty galvanized lintel across the front fascia of the building and seriously deteriorating bricks and mortar that have been defaced by graffiti artists. There basically isn’t any of the original facade of the school left. The only thing left of the original school is a silhouette that’s ready to crumble under its own weight. Instead of designating this building, it should be condemned.

My wife and my neighbour polled the neighbours surrounding the school last fall and in a short time gathered 100 petition signatures recommending the school be demolished. They would have had quite a few more signatures if they had more time. Numerous other neighbours have approached us after to sign the petition, but we told them that due to time constraints, the petition had already been submitted.

In short, please do the right thing and listen to the majority of Lambeth residents and allow this development to move forward with the demolition of this eyesore and allow us to have the medical centre we so dearly need.

As stated earlier, we've lived here for over 38 years, and for the first time, we've noticed rats running across our back yard. The schoolyard has become a hangout for vandals and I.V. drug users. We need this to change ASAP and designating the building will only further delay or possibly jeopardize the medical centre. We definitely don't want to see high density multifamily apartment buildings in its place as that would definitely ruin the village feel we're trying to preserve.

If you designate this building, it'll basically be like asking the Lambeth Health Organization to take a rusty old worn out school bus and make it into a useful new ambulance. It would be possible but at what cost and how much of that school bus would you have left? Let's not try to make a purse from a sow's ear. Let's try to make a decision based on common sense and practicality not on impulse and emotion. To designate this building may be your dream, but in this case that dream would be a nightmare.

My wife and I will be attending the Planning and Environment Committee meeting on Monday, September 11, 2017. If you wish, I'm available to discuss the above.

Thank you,

Tom Christensen