

**Subject:** [EXTERNAL] Zoning By-Law Amendment Application – File Z-9250 – 100 Fullarton Street

Dear members of Planning and Environment Committee and Mr. Bierbaum

I am writing to express my deep concerns regarding the requested [zoning by-law amendments](#) for the 100 Fullarton Street high-rise project.

As we all know this project has had a long and complex path. When completed, the new building will be an outstanding landmark in downtown London, increasing the population in our urban core. In addition the inclusion of 110 affordable housing units is a laudable and significant step towards resolving the housing crisis in our city.

The elegant and historic Camden Terrace townhouses which once stood on this site could have been protected and heritage-designated by the City Council of the day. Unfortunately that option was not chosen, and the opportunity to restore and adaptively re-use it as the centrepiece feature in the new Centro high-rise as unanimously recommended by the City's own Urban Design Peer Review Panel was lost.

I implore you and all involved parties to set aside ongoing efforts to resurrect the corpse of Camden Terrace once and for all. Let that graceful 19th century ghost Rest in Peace with dignity, rather than try to re-animate it in some unseemly 'urban taxidermy' commemoration that will always be a diminished and artificial pastiche. The indecorous example of the nearby Harriston building on Ridout Street, with its re-created 'sticky-note' row house facade, is a very unfortunate case we can all learn from.

Let this exciting new urban landmark showcase *its own* contemporary design merits. The history and memory of Camden Terrace would be much better served by a cultural heritage sign like those in Victoria Park, Richmond Row, and other locales across downtown. Another creative design option could be to have silhouette features of Camden Terrace etched into the ground-floor glazing fronting Talbot Street. Plaques and/or other story-telling elements could be embedded into the sidewalk facing the new Centro high-rise are other possibilities. I urge you to not succumb to the costly, difficult, and deeply unpopular trend of façadism that pleases no one and is already aging poorly.

As for the disturbing zoning amendment request to allow the demolition and reconstruction of the façade of 93-95 Dufferin Avenue rather than retention in situ, I fully support the strong concerns expressed by ACO London president Kelley McKeating in her [letter of February 18](#). The very significant value of that well-maintained heritage-designated architectural asset is known to the City and Council. The house can and should be protected.

The precarious state of heritage conservation in our historic city continues to be fragile while our many undervalued core surface parking lots continue to survive. Given that the City has declared a Climate Emergency, maintaining and repurposing existing buildings is an important way to encourage sustainable development along with building multi-unit housing on surface lots in our downtown core that reduce demand for parking.

I trust you will do the right thing that will reflect well on our city, and make our children proud of its standing *and* evolving history.

Sincerely,  
Sandra Miller  
Former Board member, ACO London  
Mayor's List Honouree for Heritage, 2017  
Member, Congress for the New Urbanism and Urban League of London