

February 21, 2021

Members of Planning & Environment Committee:

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Mayor Ed Holder – mayor@london.ca

Re: Zoning By-Law Amendment Application – File Z-9250 – 100 Fullarton Street

Dear Councillors and Mayor Holder:

I write in opposition to the requested zoning by-law amendment for 100 Fullarton Street which will impact 93-95 Dufferin Street . This unusual double house is a combination of the Italianate (93 Dufferin) and Classical Revival (95 Dufferin) styles and is believed to have been designed by Samuel Peters, London's first City Engineer. Peters himself lived at 93 Dufferin Street from approximately 1868 to 1882. Later, Colonel John Walker, Member of Parliament and Middlesex County Registrar, lived there.

You may recall that City Council's decision to permit the demolition of Camden Terrace at 475-501 Talbot Street was contentious, coming only after significant debate. The requirement for the developer to carefully dismantle the façade and reconstruct it within the lobby of the new building was a key element in Council's eventual decision to grant the demolition and the proposed redevelopment of the property now known as 100 Fullarton.

My understanding is that the city granted permission to the former owner, Rygar, to demolish Camden Terrace on condition that a significant portion of 93-95 Dufferin, or at least its façade, would be retained and incorporated into the new development. In my opinion, this condition should also apply to the new land owner, Old Oak Properties.

The conservation of 93-95 Dufferin Street would enhance Old Oak's proposed development and should be viewed by them as an opportunity for creative design rather than a nuisance to be flattened. Heritage buildings have often been conserved as an asset to new developments, an excellent example being our very own London Armouries, now part of the Delta London Armouries Hotel.

The February 10, 2021 LACH meeting agenda package includes a February 12, 2020 letter prepared by Barry Webster and Andrew Holford of EXP Services. This letter forms the basis for Old Oak's request to raze and "rebuild" the façade of 93-95 Dufferin. The Webster & Holford letter states that the building was examined by a "structural engineer familiar with preservation of heritage buildings". However, that structural engineer is not named. Who was this person? How sure can we be that the preservation of the entire double house is not feasible? I suggest the city should hire its own engineer to conduct another inspection of the property and provide a second opinion. To a layperson such as myself, the building does not seem to be in poor condition from the exterior. Surely it could be saved in its entirety and incorporated into the new development?

Sincerely,

Jennifer Grainger
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