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Councillor Phil Squire,
Members of Planning and Environment Committee
City of London,
300 Dufferin
London

February 21st 2021

Councillor Squire and members of PEC

Re File Z-9250 By –Law Amendment request re the Properties at 93 & 95 Dufferin Avenue

I understand, to my very real concern, that there has been an application to demolish the conjoined houses at 93 and 95 Dufferin Avenue.

I wish to state my objection in the strongest of terms to the demolition request being granted.

There is a legal agreement in place to **retain these historic buildings and incorporate them into a new mixed use development**. Others more qualified than I in assessing the details of the building's heritage attributes will no doubt give you useful information about their worth as historic properties. **I am most concerned about the principle of legally binding agreements being tossed aside**. That this will be precedent-setting is an understatement, and it really alarms me.

Camden Terrace, a true heritage gem in the downtown core was sacrificed in order for this latest tower development on Talbot to proceed. Its wanton destruction was allowed on condition that 93 and 95 Dufferin Avenue be retained and that a version of Camden Terrace be replicated inside the tower.

When Rygar sold the site to Old Oak Properties the new owner understood the ramifications of the agreement. Old Oak Properties has perhaps left the buildings under-maintained for the two years since they were vacated by their tenants in order to make the argument that they are beyond repair. **Very little is beyond repair!** If nine-hundred year old buildings in Europe can be saved, repaired and maintained then why not a 100 year old building in Canada?

I believe that the staff report on this application suggests (amongst other things like the legal principle) that the buildings are sound and that demolition should be denied. I strongly believe that the Planning Committee should accept the staff recommendation in this case and uphold the legal agreement as outline above.

This is a matter of public trust in the actions of our elected officials. There is a moral imperative at stake here and I hope very much you will see it that way.

I urge you to deny the request for demolition and to **uphold all the policies and agreements put in place** to protect these historic buildings.

Thank you for your attention.

Yours respectfully

Susan Bentley
(Formerly President of Heritage London Foundation)