



Architectural Conservancy Ontario – London Region Branch
Grosvenor Lodge
1017 Western Road
London, ON N6G 1G5

February 28, 2021

Members of the Civic Works Committee:

Elizabeth Pelosa (Chair) – epelosa@london.ca
Maureen Cassidy – mcassidy@london.ca
Jesse Helmer – jhelmer@london.ca
Stephen Turner – sturner@london.ca
Paul Van Meerbergen – pvanmeerbergen@london.ca

Dear Councillors:

Re: 100 Stanley Street

On behalf of the London Region branch of Architectural Conservancy Ontario (ACO London), I am writing to express support for the continued preservation of the house at 100 Stanley Street and the plan to move it to city-owned land on the west side of Wharncliffe Road. After the move, we expect that the house will be sold. The proceeds of the sale, plus future property tax revenue from the house in its new location, will help to mitigate some of the associated short-term costs. In addition, the newly vacant lot at 100 Stanley Street may present a revenue opportunity to the city. We further understand that the infrastructure project budget has the capacity to absorb the expected cost of the move – even though the most recent cost estimates are higher than anticipated. We hope that the Civic Works Committee and City Council take the expected future revenue from the eventual sale of the two properties (and future property tax revenue) into account when granting any final approvals that may be necessary.

We continue to be mystified as to why the house has to be moved at all. It would seem – to a layperson – that the road widening could have proceeded without disruption to this lovely home.

100 Stanley Street is a particularly outstanding example of the Queen Anne style in both its interior and exterior design. It is designated under Part IV of the Ontario Heritage Act. Section 1.7.1(e) of the 2020 Provincial Policy Statement (PPS) states that “Long-term economic prosperity should be supported by ... conserving features that help define character, including built heritage resources and cultural heritage landscapes”. Section 2.6.1 of the PPS states that “Significant built heritage resources and significant cultural heritage landscapes shall be conserved”. Similarly, both the London Plan and the 1989 Official Plan encourage the protection, conservation, and enhancement of structures that have cultural heritage value.

The City of London is currently faced with many challenges. In particular, ACO London is concerned about the need for additional affordable housing. There are many underutilized heritage structures in the city, particularly near the core. A number of these were constructed as single-family or multi-family residences, but are currently vacant. We see opportunities for win-win situations where neglected heritage structures might be renovated and repurposed to provide cost-effective affordable housing. At the same time, we also believe that the city should make the investment required to preserve outstanding architectural gems such as Nan Finlayson's former home. As a community, we should strive to both give a leg-up to our neighbours who require assistance and also preserve beautiful homes like 100 Stanley Street for all Londoners to enjoy.

Thank you for considering our comments.

Yours truly,

Kelley McKeating
President, Architectural Conservancy Ontario – London Region

Copies: Cathy Saunders, City Clerk - csaunder@london.ca
CWC Committee Secretary - cwc@london.ca