

Planning and Environment Committee,

Shane O'Neill

City Hall,
300 Dufferin Avenue.,
London,
ON N6A 4L9.
Tel: 519-661-2489,
email: pec@london.ca

534 Princess Avenue
London
ON N6B 2B8

Re: Demolition Request, 93-95 Dufferin Avenue

Dear Sir,

I write because I feel that an orderly planning approach has been torn apart by Old Oak through seeking to demolish the existing properties at 93 and 95 Dufferin Avenue, London.

The demolition of the Camden terrace (479 to 483 Talbot Street) was agreed with the municipality and public, so as to ease further intensification of this property block for Rygar Properties Inc. However, this property now owned by Old Oak Properties and seeks further intensification for a newly proposed twin-tower development. The loss of the Camden Terrace was accepted by the public with the understanding that 93 and 95 Dufferin (on the same block of land) would be retained (see page 104, Stantec 2018). Why is it that a new developer is allowed to break with an existing public agreement that was held in good standing by the municipality, public and landowner?, and why would a new developer be allowed to foist a new turnabout request when previous agreements are less than 3-years old?

If we are to have trust and a belief in orderly planning processes that occur through approved negotiations, then future property owners must comply with those terms for future planning management as negotiated by the earlier landowners. Otherwise, how are we to have any certainty in a planning process, particularly where heritage resources are to be retained?

I attach a small quote extracted from the Stantec report of 2018 for the purpose of reminding the context of a previous guiding decision.

The loss of 479 to 483 Talbot Street due to structural and environmental concerns significantly compromises the CHVI of Camden Terrace. With this loss, the CHVI is not considered significant enough to warrant partial retention. In the case of 93/95 Dufferin Avenue, partial retention will allow for complete retention of all heritage attributes identified. Therefore, partial retention is considered to be an appropriate mitigation strategy for 93/95 Dufferin Avenue

Stantec 2018 report:

Heritage Overview Report 93/95 Dufferin Avenue and 479-489 Talbot Street, City of London, Ontario

Was obtained from:

<https://pub-london.escribemeetings.com/filestream.ashx?DocumentId=26041>

I am affronted by the lack of design diligence in the design proposed by Old Oak Property's current application. I do not see an incorporation of the Camden terrace in any design intent and note that the

loss of Nos 93 & 95 allows for expansion of high rise properties without demonstrating benefits of intensification for public and cultural good.

Sincerely,

A handwritten signature in black ink, appearing to read "Shane O'Neill", written over a light blue circular scribble.

Shane O'Neill
M.L.A., B. Arch., Dip. Arch. Sc., Dip. P.M.

The illustrations (below) from the Stantec report show how the original development by Rygar Properties Inc can facilitate the retention of 93 & 95 and in other illustrations show the loss of Camden Terrace.

