

November 11, 2013

Bud Polhill, Chair, and members  
Planning & Environment Committee  
City of London,  
London Ontario

**Ref: Agenda Item 3.0 November 12, 2013 PEC  
1607 – 1653 Richmond St.**

Mr. Polhill:

We are writing on behalf of the Old Masonville Ratepayers Association (“OMRA”) to express our continued support for the request for city staff to open the issue on rezoning approval for the properties at 1607-1653 Richmond St.

As you know this issue dates back to 2004, while we did support the 2004 zoning reapplication, we did not support the 2009 site plan for the 1639 property, nor did we support expansion of that same site plan concept to 1631/1635 properties. We as a community wanted to ensure that any alternate development was better integrated into the existing neighbourhood composition, with increased setback, and retention of more of the mature vegetation on the site. The community also wanted to ensure that the units were not identical five bedroom units, rather a mix of 1, 2, and 3 bedroom units, thereby enabling a more varied resident base. In return for these changes, it was agreed that the development would comprise greater density and height on the east side of the project fronting on Richmond. Over the course of this 9 year journey (2004-13), the OMRA has been integral to the discussions, has held countless information meetings with the neighbourhood and other stakeholders, expended significant resources on legal and consulting fees, and attended numerous Committee and Council meetings. Through all this, our position has been clear that we are not opposed to redevelopment of these residential properties, but our goal has been to ensure a development which respects the existing character and vocation of surrounding properties. While we have not achieved unanimity within our community, with regards to the properties at 1631/35/39 Richmond, the renderings submitted by the applicant, and dated December 8, 2011, confirming an estimated 150 units per hectare are consistent with the conditions and concepts agreed upon with the applicant and the Planning department during the fall of 2011, therefore has the continued support of the OMRA.

One outstanding concern is related to the potential for increased congestion at the intersection of Hillview and Richmond. Therefore, we continue to support the application of a holding provision on these properties to ensure that a proper traffic study is completed and strategies are implemented to reduce the existing congestion at that intersection, and at the same time, avoid any additional “cut through” traffic that is already creating real safety concerns for residents of the neighbouring streets of Hillview, Cherokee, McStay, Shavian and Hillside. We also

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support holding provisions to ensure that any site plan(s) ultimately submitted by developers are subject to is review and input by the community prior to approval.

While we understand the meeting on November 12<sup>th</sup>, 2013 does not include a public participation component we will confirm our continuing support at future public consultation opportunities.

Sincerely,

Bill Davis,

President, Old Masonville Ratepayers' Association

cc. Michael Tomazincic, Planning Dep't City of London

Matt Brown, Councilor Ward 7

Good evening, my name is Bill Davis and I'm the President of the Old Masonville Ratepayers Association.

We also submitted a written submission which is included in your agenda package as part of item 17.

I won't repeat everything covered in our letter of December 9, other than to say that the issue of the parking in the NW corner has now been resolved to our satisfaction, so I stand before you tonight supporting both the rezoning of the four blocks of properties , as well as the site plan for 1631/1635 and 1639.

While we continue to have concerns around cut through traffic, we are encouraged by the commitment from the Traffic Division to conduct a traffic study and the holding provision on the block of northern properties that solutions to minimize any cut through traffic will be found.

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This has been a seven year journey of rezoning, site plan review, countless attendance at meetings, my hope is tonight we begin moving forward.

Thank you