



ZELINKA PRIAMO LTD
A Professional Planning Practice

November 11, 2013

Planning and Environment Committee
City of London
300 Dufferin Avenue
London, ON
N6A 4L9

Attention: Councillor Bud Polhill, Chair and Ms. Heather Lysynski, Secretary-Treasurer

Dear Mr. Polhill and Ms. Lysynski,

RE: Application by City of London OZ-7965
1607 to 1653 Richmond Street
Our File: LBL/LON/12-02

Zelinka Priamo Ltd. has recently been retained by Richmond Medical Centre Inc., the current property owner of the lands located at the southwest corner of Richmond Street and Hillview Boulevard, known municipally as 1653 Richmond Street.

On October 4, 2012 we submitted a Proposal Summary for the above noted lands outlining our client's proposed medical/dental office use and the Official Plan and Zoning By-Law Amendment applications necessary to implement the proposed use. We attended a preconsultation meeting with Planning Staff on October 22, 2013 to fully detail the proposed development.

Subsequent to our meeting with staff, we were advised by Planning Staff that the owner of lands at 1631, 1635 and 1639 Richmond Street would like to re-commence City initiated Official Plan and Zoning By-law Amendment applications, dating back to January 2012. The applications related to properties on the west side of Richmond Street from 1607 to 1653 Richmond Street. We were provided a copy of the staff report to be discussed at the Planning Committee meeting tomorrow, November 12th, which we have reviewed.

On behalf of our client, we would like to outline our concerns with the 2012 Zoning By-law Amendment. At the time of the City initiated applications, our clients did not own the subject lands and were not involved in the review process. Since acquiring the lands and finalizing development plans for the property, we and our clients are satisfied that the proposed Medium Density Residential designation effectively allows for the proposed medical/dental office facility. However, the zoning proposed in the 2012 application does not reflect the current development plans for the subject lands.

Therefore, we would ask that any reconsideration of the zoning in this area be undertaken in light of our clients' current proposal. It represents a more appropriate Restricted Office use for the lands opposite a large commercial node and transit hub and does not prevent the remainder of the Richmond Street corridor from developing into the intended Medium Density Residential

uses. It will also provide an opportunity for the creation of a highly compatible mixed use area with a compelling design statement for the corner property.

We trust the enclosed is satisfactory for your review. Should you have any questions or require additional information, please feel free to contact our office.

Yours very truly,

ZELINKA PRIAMO LTD.



Michelle Doornbosch, BA
Planner

cc. Richmond Medical Centre Inc.