



For any questions, please do not hesitate to ask.

Kind regards,



**Stuart Filson, MCIP, RPP (he/him)**

Planner, Planning Policy (Research)

Planning & Economic Development

City of London

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The City of London is situated on the traditional lands of the Anishinaabek, Haudenosaunee, Lūnaapéewak and Attawandaron. We honour and respect the history, languages and culture of the diverse Indigenous people who call this territory home. The City of London is currently home to many First Nations, Métis and Inuit today. As representatives of the people of the City of London, we are grateful to have the opportunity to work and live in this territory.

**From:** robin baker

**Sent:** Thursday, September 5, 2024 2:40 PM

**To:** Rachel Forrester-Jones, Filson, Stuart <[sfilson@london.ca](mailto:sfilson@london.ca)>

**Subject:** [EXTERNAL] Response to Revised Notice of Planning Application Ref: OZ-9726

Dear Mr Filson

Rachel Forrester-Jones sent me your email for information. I am one of the signatories of the letter she sent you objecting to your Transit Village plans as they affect the Richmond-Oxford area.

There are several points one can object to in your email but for efficiency's sake let's just focus on one. I am perplexed by your statement in your email "The Bishop Hellmuth Heritage Conservation District is located outside of the proposed Transit Village boundaries". The Revised Notice of Planning Application and Public Meeting's revised map of the proposed Transit Village Place Type situated at and surrounding the Oxford-Richmond intersection clearly shows the proposed place type stretching along the north side of Oxford St as far as Wellington St. It is a pity you don't include page numbers in the document, but I hope you can find where I mean. Your statement does not square with the City of London's map of the Bishop Hellmuth Heritage Conservation District given in <https://london.ca/heritage-conservation-districts>. The map I have attached (Schedule A, Bishop Hellmuth Heritage Conservation District equally clearly shows that the Conservation District includes both sides of Wellington St, at the junction with Oxford St (north side). The written description of the boundaries of the HCD confirms that the map is accurate: "The Bishop Hellmuth Heritage Conservation District is located on the north side of Oxford Street East between Wellington Street and Waterloo Street, on both sides of Waterloo Street between Oxford Street East and Grosvenor Street, on both sides of Grosvenor Street between Waterloo Street and Wellington Street and **on both sides of Wellington Street generally between Grosvenor Street and Oxford Street East.**"

#### [Heritage Conservation Districts | City of London](https://london.ca/heritage-conservation-districts)

Heritage Conservation Districts are designated under Part V of the Ontario Heritage Act for the purpose of conserving cultural heritage values. The emphasis in a Heritage Conservation District is the collective character of the overall area, as defined by its historical context, architecture, streets, landscape and other physical and visual features. There is no minimum size for a Heritage Conservation District and they may be comprised of residential, commercial, or industrial areas or any combination of these uses and buildings.

[london.ca](http://london.ca)

The glaring discrepancy between what you wrote to Dr Forrester-Jones and what the documents issued by your Council show requires explanation. As I see it, there can only be two possible explanations. The first is that the documents relating to the boundaries of the Bishop Hellmuth HCD have been legally modified, but the Council has not updated the information available on the web. This would be poor practice with considerable implications. The second possible explanation is that either you don't know where the boundaries are and haven't bothered to check, or you have offered a misleading response to the very serious issue we raised in our letter to you. I would be grateful to know which of these possibilities it is or, if there is a third explanation, to learn what it is.

If the boundaries of the Heritage Conservation District remain as shown in the attached, then your proposed rezoning area patently encroaches on the Hellmuth HCD's area. This means that you have no respect for the HCD which your Council established. It also means that, having taken a chunk of the HCD to be re-zoned in this exercise, nothing will stop further encroachment by your Council once the precedent is established. This is a grave matter and one which will inflame the views of residents even more.

I should point out that you have committed a number of procedural missteps in this rezoning and consultation exercise and these are being tracked. Should we add this one to the list?

Kind regards

Robin Baker

Dr Robin Baker, CMG

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**From:** Rachel Forrester-Jones

**Sent:** 05 September 2024 3:29 AM

**To:** robin baker <[robinbaker@hotmail.com](mailto:robinbaker@hotmail.com)>

**Subject:** Fwd: [EXTERNAL] Response to Revised Notice of Planning Application Ref: OZ-9726

----- Forwarded message -----

**From:** **Filson, Stuart** <[sfilson@london.ca](mailto:sfilson@london.ca)>

**Date:** Wed, 4 Sept 2024 at 14:41

**Subject:** RE: [EXTERNAL] Response to Revised Notice of Planning Application Ref: OZ-9726

**To:** Rachel Forrester-Jones

Good afternoon Rachel,

Thank you for your comments.

These comments have been added to the file and form part of the public record. Staff appreciate your comments and are taking them into consideration. Please be advised that your comments, including your name, will also be included in a future staff report published on the City's website for consideration by the Planning and Environment Committee (PEC).

I am sorry to hear about any people who have not had their voices heard – I have been responding to each and every person.

No bus rapid transit stop is currently planned for this area, but the Oxford-Richmond intersection already supports several existing stops that connect the City together. Additionally, while the name of "Transit Village" represents the Place Type Designation, the policies go beyond transit too. Policy planning must be forward thinking, which includes addressing many of the matters you touched on. So, this effort is one part of many efforts that the City is pursuing.

The proposed policy changes would support more intensification at this area, especially south of Oxford Street, but the developments would still be subject to review. That said, many nuances of this policy effort have changed in response to feedback, such as from yourself. The Bishop Hellmuth Heritage Conservation District is located outside of the proposed Transit Village boundaries, but you touch on matters that still affect these residents. Traffic, shadowing, and heritage review would all be maintained through Site Plan Approval (which is the development review step preceding Building Permits).

Although there are no developments directly associated with this proposal, London has been leading Ontario in growth and is projected to grow by hundreds of thousands over the ensuing decades. Given this area's close proximity to focal points within London, the City has every expectation that this area will continue being a vital part of London.

For further information, please see the Get Involved page:

[getinvolved.london.ca/transit-villages](http://getinvolved.london.ca/transit-villages)

You may find mapping of the zones here:

<https://london.maps.arcgis.com/apps/webappviewer/index.html?id=20327d3bcfb34bb488a7c3f74c05d2d3>

Should you have any further questions or comments, please do not hesitate to contact me.

Kind regards,



**Stuart Filson, MCIP, RPP (he/him)**

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**From:** Rachel Forrester-Jones

**Sent:** Tuesday, September 3, 2024 9:02 PM

**To:** City of London, Mayor <[mayor@london.ca](mailto:mayor@london.ca)>; Mathers, Scott <[smathers@london.ca](mailto:smathers@london.ca)>; Cuddy, Peter <[pcuddy@london.ca](mailto:pcuddy@london.ca)>; Pribil, Jerry <[jpribil@london.ca](mailto:jpribil@london.ca)>; Trosow, Sam <[strosow@london.ca](mailto:strosow@london.ca)>; Rahman, Corrine <[crahman@london.ca](mailto:crahman@london.ca)>; Hopkins, Anna <[ahopkins@london.ca](mailto:ahopkins@london.ca)>; Ferreira, David <[dferreira@london.ca](mailto:dferreira@london.ca)>; Filson, Stuart <[sfilson@london.ca](mailto:sfilson@london.ca)>

**Subject:** [EXTERNAL] Response to Revised Notice of Planning Application Ref: OZ-9726

Dear Mr Filson,

Please find enclosed a letter signed by dozens of the many very concerned residents of the Bishop Hellmuth Heritage District regarding the proposals that you and your team have published to re-zone the area on both sides of Oxford St for high-density residences/high-rise buildings. As you are aware, there is an enormous strength of feeling against this proposal in this neighbourhood, and we ask that you convey the deep opposition to it in your report to the City Council. There is particular anger at the idea that the re-zoning should include the north side of Oxford St and encroach on the Heritage District. Many of us consider this to be both destructive and also unnecessarily provocative.

We would ask that each of the many people who have signed the letter hear directly from your office. A number of them say that they have already communicated separately with your office at key points in this process and received no reply to their questions and concerns.

I look forward to seeing you at the Council meeting on September 10 where the proposal will be discussed.

Your sincerely,

Rachel Forrester-Jones, PhD, MAHE, FHEA, FRAS, Qualified Barrister (Lincoln's Inn, 2014, NR)