

January 13, 2014

Joni Baechler, Chair, and Members
Planning & Environment Committee
City of London,
London Ontario

Ref: OZ- 7965 1607-1653 Richmond St.

Dear Ms. Baechler:

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

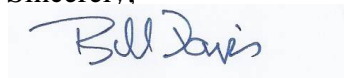
As you know, this issue dates back to 2004, and while we did support the 2004 zoning application, we did not support the 2009 site plan for the 1639 property, nor did we support expansion of that same site plan concept to the 1631/1635 Richmond St. properties. We, as a community, wanted to ensure that any alternate development was better integrated into the existing neighbourhood composition along Cherokee Blvd., with increased setback, and retention of more of the mature vegetation on the site. Our 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 ten year journey (2004- 2014], the OMRA has been integral to the discussions, has held countless information meetings with the neighbourhood, the most recent being a city hosted meeting on December 4th, 2013. We have involved 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 i.e. 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, are consistent with the conditions and concepts agreed upon with the applicant and the Planning department during the fall of 2011,

documented in the Richmond Street- Old Masonville Master Plan and Urban Design Guidelines and 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 once the exit to Hillview, through the northern properties is in place. 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 “cutthrough” traffic that is already creating real safety concerns for residents of the neighbouring streets of Hillview, Cherokee, McStay, Shavian and Hillside. We also support holding provisions to ensure that any site plan(s) ultimately submitted by developers are subject to review by city staff and is consistent with the Richmond Street- Old Masonville Master Plan and Urban Design Guidelines document. We will be attending and available at the public participation component of the January 21 PEC, where we will confirm our continuing support.

Sincerely,

A handwritten signature in blue ink that reads "Bill Davis". The signature is written in a cursive style and is contained within a light blue rectangular box.

Bill Davis
President, Old Masonville Ratepayers' Association

cc. Michael Davis, Planner, City of London
Matt Brown, Councilor Ward 7#