

January 27, 2014

Members of Council  
City of London,  
London Ontario

**Ref: OZ- 7965 PEC agenda item 11 1607-1653 Richmond St**

Dear Council:

I am writing on behalf of the Old Masonville Ratepayers Association ("OMRA" ) to express our continued support for the proposed rezoning of 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 1639 Richmond St., nor did we support expansion of that same Site Plan concept for 1631/1635 Richmond St. As a community, we wanted to ensure that any redevelopment was better integrated into the existing neighbourhood composition, in particular the contiguous properties on Cherokee Blvd. and Shavian Ct., the positive changes included increased setback and retention of more mature vegetation on the site. As a community, we also wanted to ensure that the units were not exclusively and identical 5 bedroom units, but rather a mix of 1-3 bedroom units, thereby enabling a more varied resident base. In return for these changes, it was agreed that the redevelopment would comprise greater density and height along the east side of the project, i.e. fronting on Richmond Street.

The purpose of my letter is to ensure you have the correct information you need to make an informed decision. In the PEC agenda addendum last week there were two letters, both from Circelli Law, one on behalf of 1 Shavian Court and the other for 1609 Richmond St. Opposition to this rezoning was expressed for 2 reasons: 1) failure to communicate the proposed changes to surrounding property owners, 2) the inherent diminution of privacy to 1 Shavian Court.

Here are some facts related to communication:

- over the past 2 ½ years, two public notices were issued regarding this zoning change , the 1<sup>st</sup> on Oct 6, 2011 and the 2<sup>nd</sup> on Nov 24, 2011.
- In addition, an invitation to a City-sponsored Information Session on Nov 4, 2011 was distributed. These 3 notices were mailed to all the residents in the area, in fact to a distribution list larger than required. They were also posted in the "Living in the City".

- More recently, 2 more notices were mailed, with another invitation issued to a December 2013 Information Session, again sponsored by the City. Like before, these were mailed to a larger than required distribution, including residents of Shavian Court and Richmond St. property owners, and also posted on City's website as Public Notices.
- Finally, over this same period the "OMRA" hosted meetings in Aug/Sept/Oct 2011, and we also provided additional information at our Annual General Meetings, held at the Masonville Library in Oct/Nov, for each of the years 2011, 2012 and 2013.
- In summary, a total of 8 information meetings have been held since 2011, and **4** Public Notices have been provided; I'm sure you will agree that appropriate and timely communication was provided.

Here are some observations related to privacy issues for 1 Shavian Court:

- under the 2004 zoning, the height restriction for buildings is 10.5 m on western side, whereas it is now being reduced to 9.5 m, a net benefit
- setback from the property line has doubled, from 7.5m to 15m., a net benefit
- the Master Plan document requests reduction in the potential blocks of attached townhouses to 4 units per block from the current 7, a net benefit
- the maximum number of bedrooms per unit is being reduced from 5 to 3, a net benefit
- Finally, the change in setback enables the preservation of trees along the back property line which form a natural privacy barrier for 1 Shavian Ct. along its east lot line.
- In summary all of the above provide additional privacy features to 1 Shavian Court, for a real improvement over the current existing zoning.

In summary, neither representations around lack of communication, or a perceived decrease in privacy for 1 Shavian Ct. would be logical reasons to reject this rezoning application. The "OMRA" continues to support this application, thus putting an end to this 10 year journey. We look forward to Council's approval of this Application.

Sincerely,

Bill Davis  
President, Old Masonville Ratepayers' Association

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