

February 20, 2014

Approval Authority, City Council
City of London

Dear Council Members:

Subject: Inadequate Handling of proposed Rexall site plan at Waterloo & Oxford

I attended the public site plan meeting on February 18th at City Hall regarding the proposed Rexall site plan at Waterloo & Oxford. I addressed the Planning and Environment Committee, briefly summarizing my concerns over the look of the building, and the risk to pedestrians - especially schoolchildren - at the Waterloo driveway.

I was disappointed in the lack of diligence displayed by most of the members of the Planning and Environment Committee in approving the site plan. I note Councillors J.L. Baechler and P. Hubert at least asked some proper questions. **I request the Approval Authority reject the site plan application**, and require modifications to address these concerns.

Waterloo Driveway

The Waterloo driveway is within 50m of our school, St. George's. I am concerned over the risk of inattention – on the part of drivers and schoolchildren. The driveway should require stop signs on both sides for those exiting; a children crossing sign at the entrance; clear unobstructed views; painted lines; and large speedbumps on both sides of the sidewalk.

Building Appearance

The building is by no means consistent with the Bishop Hellmuth Heritage District, and no reasonable person would characterize it as having character. It is a flat box better suited to the urban blight of a strip mall. The roof needs some peaks and gables; I note the Shell station across the street was able to do this. A door is required at the SW corner gateway to our community; do not believe the site planner's hollow claims this could not be accommodated; they are simply choosing to orient towards the parking lot, and the 70% of their customers who arrive by car. It's retail – how could there be so many constraints precluding this door?

Summary

All of these concerns have been well-articulated to City staff, Mr. Farhi, Rexall and the site planner. I am not surprised by the behaviour of the latter parties, as commerce is their driver. However laws and regulations serve as the checks and balances in the system, and must be adhered to. The community is prepared to welcome Rexall, and the proposed site plan can easily be made right.

Thank you for your proper consideration of this urgent matter.

Yours truly,

Greg McCormack
Chair, St. George's School Council
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