

Musicco, Nicole

From: Dave Hutchison <[REDACTED]>
Sent: Sunday, March 30, 2014 5:12 PM
To: Musicco, Nicole
Subject: 83/85/89 Ridout Street Application

Follow Up Flag: Follow up
Flag Status: Flagged

Categories: Red Category

Dear Ms. Musicco,

I am presently opposed to Tricar's application to amend the zoning by-law from a zone of Z.1 to R9-3 to permit the development of a 4-story, 35 unit apartment building on these three contiguous properties in Old South.

While this may be considered "residential intensification under the policies of City's Official Plan", such an approach is ill considered. The City of London should not be permitting such intensification under such conditions which appear to thwart the true intention of intensifying some properties under appropriate circumstances.

Intentions of demolishing two, quality existing single family homes at 83 and 85 Ridout Street just because they are adjacent to the now vacant property on which the church building was recently demolished at 89 Ridout Street, in order to permit construction of a new, more intensified development is not an appropriate policy to follow.

Permitting such intensification projects destroys a desire to maintain and enhance existing, sought after neighbourhoods for the future. This is unwelcome, especially in such well defined and well preserved neighbourhood as Old South.

The residential homes and properties at 83 and 85 Ridout should remain part of the existing housing stock of this historical area. The developer may propose a revised plan for 85 Ridout Street sympathetic to existing neighbourhood and in accordance with the present zoning of the Official Plan.

Sincerely,

Dave Hutchison
171 Bruce Street, London ON N6C 1H2
[REDACTED]

Musicco, Nicole

From: Dave Hutchison <[REDACTED]>
Sent: Wednesday, June 11, 2014 1:19 PM
To: [REDACTED]
Cc: Musicco, Nicole; Davis, Michael W.
Subject: 83/85/89 comments from Open House

Hello Chris,

I want to thank-you for arranging last week's open house at the library, and for your personal time in discussing some of the project details with me. I appreciate that!

I know you were disappointed by the low turnout at this meeting, especially in comparison to the turnout at the first meeting. However, don't be misled in thinking that people in the neighbourhood are not interested in your plans for these properties. They are!

Keep the communication initiatives coming as the process unfolds. It will only benefit Tricar.

In giving your plans for the west side more thought, and in discussion with others, I want to raise several issues with you, in addition to those that you noted during our time together at that meeting.

Assuming approval, you mentioned the large walnut in the proposed rear parking area is to be removed. This is a grand, majestic tree and assuming that a qualified landscape expert weighs in on the viability of its lifespan and placement, I'd like to see it and the large chestnut tree in the front retained. That's in addition to the those around the perimeter that were already identified as being kept, and any that were viable candidates for relocating on the property as we spoke about.

Trees are a valuable component of the streetscape and urban setting of this neighbourhood in particular. A second related component to this area's look and attraction is that mix of properties and set-backs that abound from one property to the next. That continuing variety of the streetscape is one important aspect that makes Old South an interesting and pleasant place to live.

I'd like to see the long, monolithic facing of this large structure modified to present a more irregular facing onto Ridout. The same comment applies to the elevation of the lower stories of the condo project to the east. The purpose is to reduce the appearance of the massive scale of them by breaking them up visually to coincide with the neighbourhood feel that the existing structures present, most of them being residential homes and apartment buildings with some interest to them – excepting 95 Ridout of course!

To me the existing plans have a sense of a Toronto development in their size and appearance in that they would be at home in that city's downtown and waterfront jungle. I.E. A downtown, crowded urban presence, not a residential neighbourhood where people walk, live and work from single and two storey vintage homes.

Adapting the current elevations to better reflect the wonderful Old South look and feel is needed.

I'd appreciate Tricar's response to this specific issues, if/when zoning and site plan approvals proceed as you expect.

Under separate cover I will be asking Nicole to append these additional comments to the those previously submitted on March 30, 2014.

Sincerely, Dave Hutchison
171 Bruce Street, London ON N^C 1H2



C.C. Residents who have shown an interest to me in these projects.