

Musicco, Nicole

From: Greg, Wendy & BAM <[REDACTED]>
Sent: Sunday, June 15, 2014 3:44 PM
To: Musicco, Nicole
Cc: Brown, Denise
Subject: Re: 83/85/89 Ridout Street South Application

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Dear Ms. Musicco,

Our position is to oppose zoning by-law changes in the neighbourhood as we believe that the City of London should not be permitting such intensification in Old South. We believe that such developments interfere with the proposed heritage district, current streetscapes and the culture of the Old South Community. However, since the unfortunate approval was granted to demolish the two, historical single family homes at 83 and 85 Ridout Street we conditionally support Tricar's application to amend the zoning by-law for the purposes of developing their proposed 4 storey building. Our support is conditional upon the following:

- that the development plans do not change to allow for a building/buildings exceeding four storeys in height as detailed in the plans attached to the letter dated May 28, 2014
- that the development plans do not change to allow for increased lighting in the parking lot area of the property
- that the location of the proposed building does not move any closer to towards the property line at 16 and 18 Marley Place.
- that Tricar agrees to and funds the addition of staggered white pines along the property lines of 89 Ridout Street and 16/18 Marley Place. These landscaping changes were discussed with Chris Leigh of Tricar and Haley Sadler of Stantec during a public meeting at Landon Library on May 7, 2014.

Should Tricar not agree to the above we withdraw our support for their zoning by-law change at 83/85/89 Ridout Street. We only support this development in an effort to keep the massing of such developments in Old South to a minimum.

We agree with our neighbour, Dave Hutchinson, that "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".

Thank you for your time.

Sincerely,

Wendy Hekker Lanctot & Greg Lanctot
Owners of 16 & 18 Marley Place.