

From: John Rodgers

Sent: Tuesday, September 15, 2015 10:26 AM

To: Fleming, John M.

Cc: City of London, Mayor; Hubert, Paul; Cassidy, Maureen; Helmer, Jesse; Squire, Phil; Turner, Stephen; Park, Tanya

Subject: Designation of 479-489 Talbot Street and 93/95 Dufferin Street for Heritage Designation

Dear John, Mayor Brown, and members of Planning & Environment Committee, and Councillor Park

Yesterday I received notice from Kyle Gonyou Heritage Planner for the City of London that LACH will be requesting at the September 21, 2015 Planning and Environment Committee meeting, that a recommendation be made to Council to designate our properties at 479-489 Talbot Street and 93/95 Dufferin Street under the Ontario Heritage Act.

This development is extremely alarming to Rygar Properties Inc., the owner of these properties.

Background

In late 2013 Rygar Properties contracted to purchase 2 parcels of land for an apartment development at 475 Talbot Street (the corner of Talbot and Fullarton) and 100 Fullarton Street. Rygar received zoning approval for this development in March 2014.

In February 2014 Rygar purchased 479-485 Talbot Street with the intention of possibly incorporating this property into the development. Planning staff was made aware of this.

Later in 2014 Rygar Properties contracted to purchase other properties within the same block for the purposes of an expanded development. Specifically 487 & 489 Talbot, 501 Talbot (The Hakim Optical Building) and 93/95 Dufferin Street. Rygar Properties closed these transactions in February 2015 and now owns all these properties as well as 475 Talbot Street .

Unfortunately, some problems developed on the sale of 100 Fullarton Street and that property was dropped from the development.

Rygar Properties redesigned the development and presented a number of design possibilities to planning staff in initial informal consultations on April 1, 2015. In attendance were John Fleming, Mike Davis, Mike Tomasincic, myself, and Matthew Rodgers. The response was positive and constructive.

A further meeting was scheduled for April 28, 2015 with Jim Yanchula, Don Menard, Kyle Gonyou, our planner Richard Zelinka, our architect Sal Vitiello of Richmond Architects, and myself. At that meeting suggestions were made regarding design and other items relating to the development. Staff recommended a Heritage impact review study be undertaken by Rygar Properties.

The Heritage study is almost complete pending some final input from the architect. As part of that study, a structural engineering study was also completed.

In July or August of this year, the property at 100 Fullarton Street became available for sale, and Rygar Properties will be purchasing this property later this month, completing the assembly of one of the largest downtown development blocks of over 1.5 acres running on Talbot Street from Fullarton Street to Dufferin Avenue.

Our architects are now refining our development proposal which should be ready for submission to the planning department in a few weeks.

We are now alarmed to learn that LACH wishes to circumvent the work we have done with the planning department to have two of our properties designated under the Heritage Act. This designation to be done without the benefit of planning staff, planning committee, council, and most importantly the public, having had an opportunity to review and comment on our development proposal or review our heritage report that staff requested.

These 2 properties were listed on the Heritage registry in 2006. Why the rush to ask for them to be designated now? One can only surmise LACH wishes to short circuit the development process and advance their agenda without all the facts being presented.

If approved, the Rygar Properties development will be a very significant development for the City of London, with over \$200,000,000 in construction, and upwards of 1,000 new people living downtown.

I would respectfully submit that it is premature to consider the LACH recommendation on September 21, 2015 and the recommendation be withdrawn or tabled until all information can be provided to all stakeholders.

Thank you. I would be pleased to speak to anyone regarding this matter if you wish.

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John Rodgers

Rygar Properties Inc