



ZELINKA PRIAMO LTD
A Professional Planning Practice

March 23, 2012

Planning and Environment Committee
City of London
300 Dufferin Avenue
London, ON
N6A 4L9

Attention: Councillor Bud Polhill, Chair and Ms. Heather Lysynski, Secretary-Treasurer

Dear Mr. Polhill and Ms. Lysynski,

RE: 4th Report of the London Advisory Committee on Heritage
1576 Richmond Street
Our File: KAI/LON/12-02

We have had the opportunity to review the report being discussed by Mr. J. O'Neil, on behalf of the London Advisory Committee on Heritage (LACH), at the March 26, 2012 meeting at 4:05pm, and we would like to address Recommendation #5, with respect to the above noted property.

Our client, 1749351 Ontario Inc., has recently purchased 1576 Richmond Street, the subject lands, for the purposes of future redevelopment. Through the due diligence period prior to finalizing the purchase and sale agreement, our client contacted City heritage planning staff to confirm whether the existing residence on the subject lands was identified as a heritage building on the City's Inventory of Heritage Resources. Heritage planning staff confirmed that the residence was, in fact, not identified as a heritage building.

As outlined in LACH's report, heritage planning staff are now requesting that the residence on the subject lands be added to the Inventory as a Priority 1 listing.

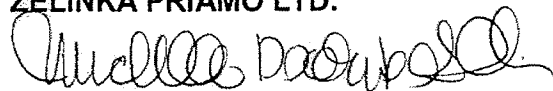
Our client purchased the subject lands on the basis that the existing residence is not a heritage building and that the subject lands are designated "Multi-Family, High Density Residential" and zoned "Residential 9 (R9-3)" with a maximum height of 13.0 metres, "Residential 5 (R5-5)" and "Office Conversion (C5)". The existing Official Plan designation and zoning provisions clearly indicated to our client that the removal of the existing residence and the redevelopment of the subject lands are contemplated, consistent with the existing surrounding multi-family residential developments which have a similar designation and zoning.

Therefore, on behalf of our client, we oppose LACH's recommendation to add the residence on the subject lands as a Priority 1 building. Doing so may have a significant detrimental impact on the nature and timing of the future redevelopment of the subject lands, the basis for which our client recently purchased the lands.

We trust the enclosed is satisfactory for your review. Should you have any questions or require additional information, please feel free to contact our office.

Yours very truly,

ZELINKA PRIAMO LTD.



Michelle Doornbosch, BA
Planner

cc. 1749351 Ontario Inc.
Alan Patton, Patton Cormier & Associates