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ZELINKA PRIAMO LTD
A Professional Planning Practice

April 5, 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: Heritage Designation
1576 Richmond Street
Our File: KAI/LON/12-02

Further to our letter of March 23, 2011, we have been advised by heritage planning staff of their recommendation that the above noted lands be designated as a heritage property. We provide this correspondence **as opposition to the heritage designation recommendation**, on behalf of our client, 1749351 Ontario Inc.

As noted in our previous letter, our client has recently purchased 1576 Richmond Street for the purposes of future redevelopment. As you are aware, through the due diligence period prior to finalizing the purchase and sale agreement for the property, 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**.

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.

In addition, we have reviewed the history of the zoning on the subject lands, and note that the Office Conversion (OC5) zone was applied to the subject lands, only after the lands had already being zoned for higher density residential development. A staff report dated February 26, 2001, for application Z-6027, outlines that the existing zoning on the subject lands was R5-5/R9-3 H14 and that an office conversion zone also be added, in the event that there was a desire to retain the existing dwelling, and not as a requirement to retain the dwelling.

Furthermore, the approved site plan for the adjacent townhouse development to the south provides a future easement to the subject lands for access purposes. The approved site plan for

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1574 Richmond Street is attached and shows the location of the future easement to the subject lands, along the Richmond Street frontage.

Given the history of the zoning on the subject lands and the existing development surrounding the subject lands, the redevelopment of our client's lands was clearly contemplated for higher density residential uses. It is on this basis that we oppose staff's recommendation to have the property designated under the Ontario Heritage Act.

The existing dwelling is setback significantly from Richmond Street, which does not allow the existing building to contribute to the public realm and has resulted in a gap in the Richmond Street streetscape. The redevelopment of the subject lands will allow a more contemporary building to be located on the subject lands that will assist in providing an enhanced built form along the streetscape and will provide a pedestrian friendly design that promotes the interaction between the site and the street.

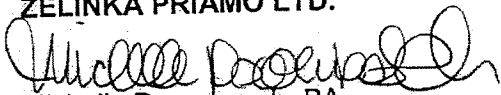
Our client's have a current redevelopment proposal for the subject lands, which consists of a three-storey apartment building, consistent with the current zoning on the subject lands and in keeping with the character of the surrounding area. If the existing dwelling is required to be retained, given the location and orientation of the existing dwelling, the redevelopment of the subject lands will be severely hindered, if even possible.

Therefore, on behalf of our client, we ask that the Committee deny staff's recommendation to designate the subject lands as a heritage resource. Doing so will have a significant detrimental impact on the redevelopment opportunities of the subject lands, the basis for which our client recently purchased these lands.

We trust the enclosed is satisfactory for your review and we look forward to speaking to the committee regarding this matter. Should you have any questions or require additional information, please feel free to contact our office.

Yours very truly,

ZELINKA PRIAMO LTD.


Michelle Doombosch, BA
Planner

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

View of Subject Lands from Richmond Street



