

From: [Lacy, Robyn Sarah](#)
To: [PEC](#)
Subject: [EXTERNAL] Cultural Heritage Concerns - OZ-9157 435-451 Ridout St N ZBA Application
Date: Thursday, May 20, 2021 10:57:48 AM

Good afternoon,

My name is Robyn Lacy and I previously worked as a cultural heritage specialist and archaeologist in the City of London and surrounding areas for Golder Associates and TMHC.

The proposed development by Farhi behind the Ridout Street complex is not compatible with the heritage streetscape which comprises the complex, nor is it compatible with the immediate surrounding area. The property is one of London's only National Historic Sites, something which should be celebrated and protected, and definitely not impacted by such a large structure immediately behind them.

The streetscape in this area is part of the downtown heritage area and the proposed North Talbot Heritage Conservation District, which is directly adjacent to the Ridout Street complex. The inclusion of a 40-storey development is not sympathetic to the heritage districts, and will disrupt them in a number of ways, including:

- Shadow impact from a 40-storey development on known heritage structures, including the Eldon House, 466, 468, 470, and 472 Ridout Street North, 66 and 64 Fullarton Street, and the Brutalist Ontario Courthouse, as well as on Harris Park, also a heritage property; and,
- Vibration impact from the extended construction of a 40-storey development directly adjacent to three designated structures. Vibration monitoring would need to be happening during all stages on construction, and due to the age and heritage value of the structures, damage could definitely occur as a result of construction vibration.

I urge City Councillors to reject the Official Plan and zoning by-law amendment application for this development. If the proposed development was not as tall, and was more sympathetic to the surrounding heritage structures so as to be more compatible with the remaining heritage streetscape, it would fit the area better, and ensure preservation of the City's cultural heritage resources.

Thank you very much,
-Robyn Lacy