

Re: File: OZ-9157 435-451 Ridout St N ZBA Application

Dear Mayor and City Councillors:

I am writing in regard to the proposed development near the Forks of the Thames.

As a former London resident and international heritage expert, I have serious reservations about the proposed location of the project and would appreciate your response to the following questions:

1. Has the City of London carried out an EIA (Environmental Impact Assessment) and/ or a HIA (Heritage Impact Assessment)? I ask this for the following reasons:

- a) The proposed project site is within the Downtown London Heritage Conservation District and would overlook Harris Park to the north.
- b) There is a high probability that the project will have a negative visual impact on one of London's most important - and iconic - natural heritage areas - the Forks of the Thames.
- c) There is a high probability that the project will have a negative visual impact on several heritage structures of local/ provincial and national heritage value - Eldon House (Designated) and the Ridout Street Complex (National Historic Site).

2. Has the City of London consulted broadly with local and regional communities?

- a) Have there been well-advertised, accessible meetings for community input before planning approval?
- b) Have all communities and organizations with a potential interest in the project been contacted? Has the Indigenous community, in particular, been contacted?

3. Thinking more broadly, has there been a comprehensive study to determine the best locations for intensification in the downtown core? Are there currently sites available for thoughtful (re)development? (I note the analysis provided by the Downtown London Heritage Conservation District Plan [2012].)

I look forward to your reply - and your assurance that the City of London will act in the best long-term interests of its residents. The area around the Forks of the Thames needs to be treated as a natural heritage landscape, a landscape where the scale of buildings respects the "meeting of the waters."

Respectfully submitted,

Lynne DiStefano

Note: I hereby give consent to circulate my email electronically - or by any other appropriate means.

Lynne D DiStefano, PhD

Adjunct Professor
Faculty of Architecture
The University of Hong Kong
Knowles Building/ Pokfulam Road/ Hong Kong

Faculty Associate
Willowbank School of Restoration Arts
Queenston, Ontario L0S 1L0