

Re: 1061 Richmond Street - Adaptive Re-use proposal of Robinson United Church

I am writing as a concerned resident of 191 Sherwood Ave about the proposed conversion of the church to higher density housing. The density of this proposal far exceeds the infrastructure of the existing site. The proposal plans to add 32-34 residents to a small dead end street of 42 residents. The parking proposed requires the destruction of a heritage 2 home (1057 Richmond) to the south and the original plan had called for the destruction of another heritage 2 home at 203 Sherwood Ave.

The density of the proposal should not be allowed to destroy the character of the existing neighbourhood.

The applicant and the City Planners have done an improper and incomplete assessment. In accordance with the Official City Plan of London, they have not submitted a Neighbourhood Character Assessment (3.2.3.3), a Compatibility Report (3.2.3.4) and the Integration of Heritage Buildings must comply with all of the requirements listed in 3.2.3 according to (3.2.3.6)(see attachment). Therefore the current application has not been properly prepared and I would consider it to be invalid. We have requested directly an answer from Mr. John Fleming as to why the density proposed is the maximum (75U/hectare + bonus to 76.6U) when the existing area is 35U/hectare.

This is an issue that extends far beyond our streetscape since if approved it will open the door for other developers to tear down heritage homes on Richmond St and add parking lots. This plan proposes to abolish green space by paving over the small existing green space which was guaranteed by the City to be retained in perpetuity in a document lost by city planners and retrieved by neighbours from a local legal office.

Many of the issues of intensification of this proposal are best appreciated by viewing the streetscape. We would welcome the opportunity to show you the site, the laneways, and the neighbourhood. We also have prepared an informative 6 minute video that we would be pleased to show you at your visit or arrange for you to see at a convenient time before the next City Council meeting.

The neighbours are not against development of the Church site and have developed an acceptable proposal that includes a density consistent with the neighbourhood which does not destroy any heritage houses.

I would urge Council members to support the motion of Nancy Branscombe to preserve our neighbourhood. You may also choose to send back this proposal to the City Planning Department for a proper report with attention to density, Neighbourhood Character, and Compatibility. I also draw your attention to section 2.4.1 ix) on Neighbourhood Protection where it states that higher density land uses will be directed to locations where the character of the residential area is enhanced (attached). There is not a single neighbour in favour of the current proposal.

I have included the slide presentation of our professional planner, Mr. William Pol, who is strongly against the current proposal. He has provide detailed documentation on how this planning report goes against all previous recommendations to preserve old neighbourhoods near the university. If you would like to review his more detailed report, I would be pleased to forward it to you.

Yours sincerely,

A handwritten signature in black ink that reads "Paul Adams". The signature is written in a cursive style with a large initial 'P' and a long, sweeping underline.

Paul Adams, MD
Professor of Medicine
Chief of Gastroenterology
Western University