

288 St. James Street
London, ON N6A 1X3
July 19, 2013

Members of the Planning Committee, City of London
300 Dufferin Avenue
London, ON N6A 4L9

To Members of the City of London Planning Committee:

As a resident within the Bishop Hellmuth Heritage Conservation District, I am writing to request that the rezoning of the properties on the northeast corner of Waterloo and Oxford Streets be made contingent upon the approval of a site plan for any development on the properties. The currently proposed site plan for a Rexall Pharmacy on the corner has not yet met the conditions approved by Council on September 3, 2011 for the demolition of 264 Waterloo Street and, implicitly, for new development at 254/264 Waterloo Street and 354 Oxford Street:

- (a) the consideration of the site plan application at a public participation meeting, with members of the community being notified;
- (b) the owner of the subject property working with the City and the neighbours to ensure that the property is remediated properly;
- (c) as required by the *Ontario Heritage Act*, consultation with the London Advisory Committee on Heritage occur related to the drawings for the proposed dwelling to be constructed at this location, if a demolition permit is issued;
- (d) landscaping to buffer the empty lot from the residential district to the north, until an approved redevelopment proposal is in place; and,
- (e) a site plan application for the neighbouring property located at 754 Waterloo Street;

The currently proposed site plan includes a Rexall building bearing the company's corporate signature with few architectural concessions to its position within the HCD; there has been no contact with the neighbourhood association; and the lack of landscaping to buffer the lot to the immediate north, now designed to be surrounded by utilitarian areas on two borders, may threaten its future viability as a desirable residence within the neighbourhood.

Because the requested re-zoning affects what was formerly a residential component of the neighbourhood, it is essential that the rezoning be tied to the production of an acceptable site plan for the affected property.

Thank you for considering and, I hope, acting on this request.

Sincerely,

Nancy Z. Tausky