

From: b [REDACTED]

Sent: Saturday, July 8, 2023 3:03 PM

To: PEC <pec@london.ca>

Cc: Woolsey, Heather <hwoolsey@London.ca>; Trosow, Sam <strosow@london.ca>; McAlister, Hadleigh <hmcAlister@london.ca>

Subject: [EXTERNAL] PEC Meeting July 17 - File Z -9607 - 599 - 601 Richmond St - Added Agenda Submission

City of London Clerks Office / Team – please consider this communication an “ added agenda submission “ to be distributed Mayor Morgan, Councillor Lehman & the PEC Committee Members and the Planner for file Z – 9607 (599 -601 Richmond) requests where ever this request lands in the full PEC Agenda – July 17 or a delayed date.

Councillor Lehman (Chair / Mayor Morgan / PEC Council Members ;

As a taxpayer I was just shy of ill when I read the developers submission below for your consideration at this meeting . Two requests to the PEC here;

1. Please deny the request to remove the previous planning direction on requirements for affordable housing and Bonus Zoning if associated with this request. I will not as a taxpayer stand alone in wondering how THIS developer & this PEC can expect me to pay their CIP Program defined – deferred development fees (\$ 3.0 Million guess) over a period of 10 years if we get ZERO community benefit for that “ privilege “ . (Affordable housing minimum)
2. If this PEC fails to honour request # 1 above , immediately re-direct the City of London leadership team to recall the 5 year extension of the CIP program you just completed approving Q2 – 2023 with full Council and add meaningful housing related deliverables such as “ affordable housing minimums “ to the Deferred Development Fee part of this program for the Bonus Zones such as the now expanded “ Down Town “ zone. At this point; the only firm deliverable is a population growth milestone downtown , and I’m darn sick & tired of paying deferred development fees on Condos & Apartments 60 % of London taxpayers couldn’t even afford to either buy or rent through my taxes .

THXS – Chris Butler – [REDACTED]

Developers Request – File Z -9607 – PEC MTG – July 17 / 2023 – Per Public Notices June 29 th

599-601 Richmond Street – The purpose and effect of this zoning change is to permit a 12-storey mixed-use apartment building with 89 residential units and 2 commercial units (for a total of 264 square metres), with 8 surface parking spaces, and to remove the previous Bonus Zone and requirements for affordable housing and quality design. Possible change to Zoning By-law Z.-1 **FROM** a Business District Commercial Special Provision Bonus Zone (BDC(1)*B-87) Zone **To** another Business District Commercial Special Provision (BDC(_)) Zone. Special provisions are required to permit a reduced rear yard setback of 4.4 metres, whereas 14.6 metres is the minimum required; a lot coverage of 91% whereas 70% is the maximum; a height of 39 metres/12 storeys whereas 12 metres is the maximum; and a density of 810 units per hectare. The City may also consider alternative zoning, additional special provisions, or the use of holding provisions for this site. File: Z-9607 Planner: N. Pasato