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June 20, 2023

City Clerk's Office
City of London
300 Dufferin Street
London, ON N6A 4L9

Re: 221 Queens Avenue ZBA Application for Extension of Temporary Use Zone – Sifton Properties Limited Letter Submission

Dear Mayor Morgan and Members of Council,

We respectfully request consideration of the following prior to Council's decision regarding Staff's recommendation to extend the Temporary Use Zone (T-69) for a period of one (1) year pertaining to Sifton Properties Limited (**Sifton**) commercial surface parking lot (**parking lot**) located at 221 Queens Avenue.

1. Sifton requested the three (3) year extension of the Temporary Use Zone (T-69) to allow the parking lot to continue to service adjacent Sifton owned and operated office buildings located at 171 and 200 Queens Avenue. The temporary parking is temporary only because the property is on a separate PIN. If the property was attached to a building, it would qualify as a permanent parking lot;
2. The parking lot is in high demand and fully occupied. Of the 627 employees who operate out of the above noted office buildings, **just over 15% are provided with parking at 221 Queens Avenue**. Further, and per the Downtown Parking Strategy Study (2017), the property is located within Sub Area-4, nearby Sub-Area-3 with the highest utilization percentages meaning it is difficult for office workers to find parking. By 2034, and after implementation of the BRT, **a parking deficit of 65 spaces and 230 spaces** has been identified for Sub Area-4 and Sub-Area 3, respectively;
3. Despite implementation of the BRT by 2027, 64% of traffic to the downtown will be vehicular by 2034, per the Downtown Parking Strategy. We will always have individuals commuting by vehicle into the downtown, especially those where BRT or LTC lines do not service within the City limits and those residing outside of the City limits;
4. Sifton is actively using the parking lot to facilitate leases in its office portfolio. The parking lot was purchased because the above noted office buildings did not have sufficient onsite

parking. We are being penalized for addressing our parking shortage while providing a service that the downtown employment market has demanded.

5. It is critical that we are able to continue to provide parking to uphold our tenant obligations. If we are not able to uphold these obligations, we risk seeing our downtown commercial businesses and offices seek more favorable terms in suburban locations. We believe this runs counter to the objectives of the City to keep current investment in the downtown for long term sustainability. This clearly should be the focus with respect to this determination; and
6. We note that Sifton is not a delinquent land holder. We are investing significantly in the future of London with current developments encompassing residential, commercial and retirement properties in several areas of London, including West 5, the only net zero community in Southwestern Ontario. Lands that are not currently in the development process are due to a lack of market demand, not neglect or dereliction by Sifton.

We trust that if Council decides to approve Staff's recommendation to extend the Temporary Use Zone (T-69) for a period of one (1) year, that the same principle will be applied to all downtown landowners with surface commercial parking lots.

Thank you for your time and consideration.

Sincerely,

A handwritten signature in black ink that reads "Richard Sifton". The signature is written in a cursive, flowing style.

Richard Sifton
President & CEO

Sifton Properties Limited

cc. Sifton Board of Directors
Phillip Masschelein, Senior VP Neighbourhood Developments, Sifton Properties