



303 Richmond St., Suite 201
London, ON N6B 2H8

May 21, 2024

By email:

Chair Steve Lehman; Members of City of London Planning and Environment Committee
City of London
300 Dufferin Avenue
PO Box 5035
London, ON N6A 4L9

Dear Chair Lehman and Committee Members:

**Re: Official Plan Amendment/Zoning By-law Amendment Applications
193-199 College Avenue, London
College Avenue Lofts Inc. (c/o York Developments)
City of London File: OZ-8693**

We have reviewed the Planning and Economic Development report ('Planning Staff report') relating to our planning applications for 193-199 College Avenue and prepared for the Committee's May 22, 2024 meeting. In this report, City staff address planning considerations associated with our proposed mid-rise apartment building, and recommend that the Committee support refusal of both the requested Official Plan Amendment and Zoning By-law Amendment applications. The report also advises Council that we appealed these applications to the Ontario Land Tribunal (OLT) on February 8, 2024.

As this matter is now before the OLT, we wish to provide the Committee with a brief summary of the proposed project and its merits for consideration.

Proposal Description

The Planning Staff report includes the conceptual site plan and preliminary building elevations designed by Zedd Architecture, illustrating the proposed mid-rise apartment which transitions from six storeys along the College Avenue frontage to four storeys adjacent to the southern (internal) property line.

The proposed project design also includes the following key components:

- A maximum of 43 dwelling units with a range of unit layouts integrated into the design to meet market demands;
- Enhanced building design and landscaping features;
- Indoor and outdoor amenity space (e.g., covered courtyard, common room, lounge, outdoor terraces at grade and at the penthouse level);
- Underground vehicle/bicycle parking facilities to accommodate residents and visitors (total vehicular parking: 51 spaces). Access to the parking garage would be provided via a ramp positioned along the western building face;
- Main lobby access provided from the College Avenue entrance and internally via the parking garage; and
- Provision of a layby parking area adjacent to main building entrance to facilitate off-street loading/unloading (to minimize disruptions to local traffic movement).

It is important for the Committee to note that that the building and site layout was designed with careful consideration for the subject lands and the local development context.

Overview of Project Merits

The merits of this design are assessed in the Planning Justification Report and Urban Design Brief prepared by MHBC in support of our applications. MHBC also prepared a Heritage Impact Assessment (HIA) which considered the potential impacts of this project on heritage resources proximate to the site. Additionally, our application is supported by a Transportation Impact Study prepared by BT Engineering and a Servicing Feasibility Study prepared by Strik, Baldinelli, Moniz.

With consideration for the Zedd Architecture design, the findings of the above-referenced reports, and the applicable planning framework, the following key project merits are outlined in the Planning and Design Report:

- The property is well suited for residential intensification given its physical size, its location within a mixed-use development area and in the vicinity of prominent regional health care facilities, office facilities, commercial corridors, public institutions and open space;
- The site is located within convenient walking distance of the existing public transit system, with bus routes operating along the Richmond Street corridor providing direct connections to the City's downtown, major public institutions and commercial centres;
- The massing, orientation and articulation of the proposed apartment building are designed to encourage a comfortable and engaging pedestrian environment that is sensitive to the established neighbourhood character. Accordingly, this redevelopment project should not generate significant land use conflicts with adjacent properties;
- Development of the proposed mid-rise apartment would help to broaden the diversity of housing available within the St. George/Grosvenor Neighbourhood, thereby supporting greater housing choice in this predominately low density residential planning area;
- It is generally concluded in the HIA that the four buildings demonstrate very modest heritage value and removal of these structures would not adversely impact the City's cultural heritage resources. Additionally, it was concluded that the proposed development is not anticipated to adversely impact upon adjacent heritage resources;

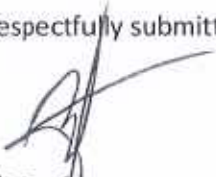
- Preliminary assessments indicate that adequate servicing infrastructure is available, or planned, to accommodate the proposed development;
- Impacts on road infrastructure are acceptable, as confirmed by the Traffic Impact Study, and safe and efficient access can be provided to the proposed development with implementation of the recommended improvements;
- The residential development proposal is consistent with the Provincial Policy Statement;
- This intensification project is in keeping with the goals, objectives and policies of the City's Official Plan, the St. George/Grosvenor Area Study and the Near-Campus Neighbourhoods initiative, and has regard for the policy direction of The London Plan; and
- The scale and intensity of the proposed mid-rise apartment is also similar to other multi-unit residential projects recently approved within Central and North London.

Conclusion

In light of these considerations, we are advancing the applications through the OLT process, and we trust that the information provided in this letter helps to clarify the intent and merits of our proposed development. We remain open to further discussion with the City regarding the proposal within the context of the OLT proceeding.

Please note that as this matter is presently before the OLT, we do not intend to address the Committee in-person at the May 22nd public meeting. Members of our project team will monitor public comments received and the associated Committee discussion.

Respectfully submitted,



Ali Soufan
President, York Developments

Cc: C. Maton, PEC@london.ca; City of London
Mayor J. Morgan, Council Members; City of London