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# BROUGHDALE

## Community Association

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Susan Bentley, President; Marie Blosch, Treasurer; Christine Barker, Secretary; Heather Pearce, Member at Large; Mike Bartlett, Member at Large. broughdalecommunityassociation@gmail.com

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May 18, 2024

**Re: OZ 8693 – 193-199 College Avenue - On Council Agenda for June 4<sup>th</sup> 2024**

**Dear Mayor Morgan and Council Members**

The Broughdale Community Association agrees that the application on College Avenue does not conform to the current Official Plan (the London Plan) nor the Official Plan of 1989.

As a community association that deals with issues in a Near Campus Neighbourhood (NCN), we are aware of the above development application for College Avenue and wish to state our support for the position outlined by Ms. Jackie Farquhar and other residents living near the proposed development. They also live in a neighborhood defined as an NCN, with all the attendant pressures.

We were very concerned to hear that Planning Committee had recommended acceptance of this proposal, thereby going against the staff recommendation.

I quote from the excellent and detailed staff report which recommends refusal of this application.

“ That, on the recommendation of the Director, Planning and Development, the following actions be taken with respect to the application of College Avenue Lofts Inc. (c/o York Developments) relating to the property located at 193-199 College Avenue: (a) Council supports refusal of the request to amend the Official Plan for the City of London (1989) to change the designation of the subject lands FROM a Low Density Residential designation TO a Multi-Family, Medium Density Residential designation, for the following reasons:

- i) The requested amendment is not consistent with the Provincial Policy Statement, 2020, which promotes intensification and redevelopment in **appropriate** locations.
- ii) ii) The requested amendment does not conform to the 1989 Official Plan, including, but not limited to, the locational criteria of the Medium Density Residential designation, Permitted Uses, Density and Scale, Residential Intensification policies, the St. George/Grosvenor Neighbourhood Specific Residential Area policies, and the **Policies for Near Campus Neighbourhoods**.
- iii) The proposed development represents an over-intensification of the site and does not satisfy the criteria of the Planning Impact Analysis.”

(My bolding)

The staff report also adds that there was not sufficient detail given in a Heritage Impact Statement.

The application really shows a rampant disregard for area specific policies, and approving this large development could set a dangerous precedent for the NCN's unique status. Future higher-density projects in NCNs need to observe existing zoning protections and adequately regard the unique issues which affect the long-term livability of those neighbourhoods for all residents.

Infill in an established neighbourhood is certainly possible, but it should be done well and sensitively. **At twice the recommended height** allowed by the current zoning, the proposed building is simply too tall, and will significantly impact the neighbours on three sides. The loss of the heritage structures is disappointing. Just because they are not large mansions it does not mean they are worthless.

If some form of development were to be approved for this site, a town house style might work better; the density on the site could at least be doubled, which would be a more suitable form of intensification on this site. The developer would be better advised to consult with the local residents' association and see what form of intensification they would find acceptable. When this is done, the results can be a structure that pleases everyone.

**We understand that there is a housing crisis in Canada. This is not a matter for debate. It would seem however, to have resulted in a major panic in civic circles throughout Ontario concerning the issue of both the supply and the affordability of housing.**

This panic could easily lead to unwise decisions being taken at many levels of government. Neighbourhoods are about to be transformed and not for the better. Official Plans, which took years of consultation with neighbourhoods and the development community alike to create, are now being tampered with or ignored.

As Old North has already been subject to an enormous amount of intensification and infill, it would be fairer to encourage the developer to build a far less dense form of structure.

We hope that when Council addresses this matter you will support the staff recommendation which was obviously carefully considered within the planning framework.

Thank you for your time and attention.

Yours respectfully

A handwritten signature in cursive script that reads "Susan Bentley".

Susan Bentley

President, Broughdale Community Association