

RE: PMTSA ZONING REVIEW / RECOMMENDATIONS FOR OXFORD & AYRESWOOD BLOCK

To City of London Planning Staff and Members of The Planning and Environment Committee:

We fully support the City’s initiative to pre-zone lands within the Protected Major Transit Station Areas (PMTSA) identified in The London Plan. Allowing for as-of-right intensification without the need for a zoning amendment will provide greater certainty that tall buildings will be permitted, significantly shorten the development approvals process, and ultimately have positive impacts on affordability and housing supply in these key areas.

We represent Red Maple Properties Inc., who are the owners and developers of a significant 8-parcel land assembly immediately south of Fanshawe College, including the properties referred to as 1453, 1455, 1457, & 1459 Oxford Street E. and 648, 650, 654, & 656 Ayreswood Avenue (see figure 1 below).

Figure 1: Subject Site (Lands owned by Red Maple Properties Inc.)



Red Maple Properties has been working towards development of these lands for the past 5+ years. Most recently, significant coordination has occurred with the City of London to make major investment in the areas sanitary system to open-up capacity for residential intensification at this key location and more broadly along the Oxford Street corridor between Highbury Avenue and Second Street.

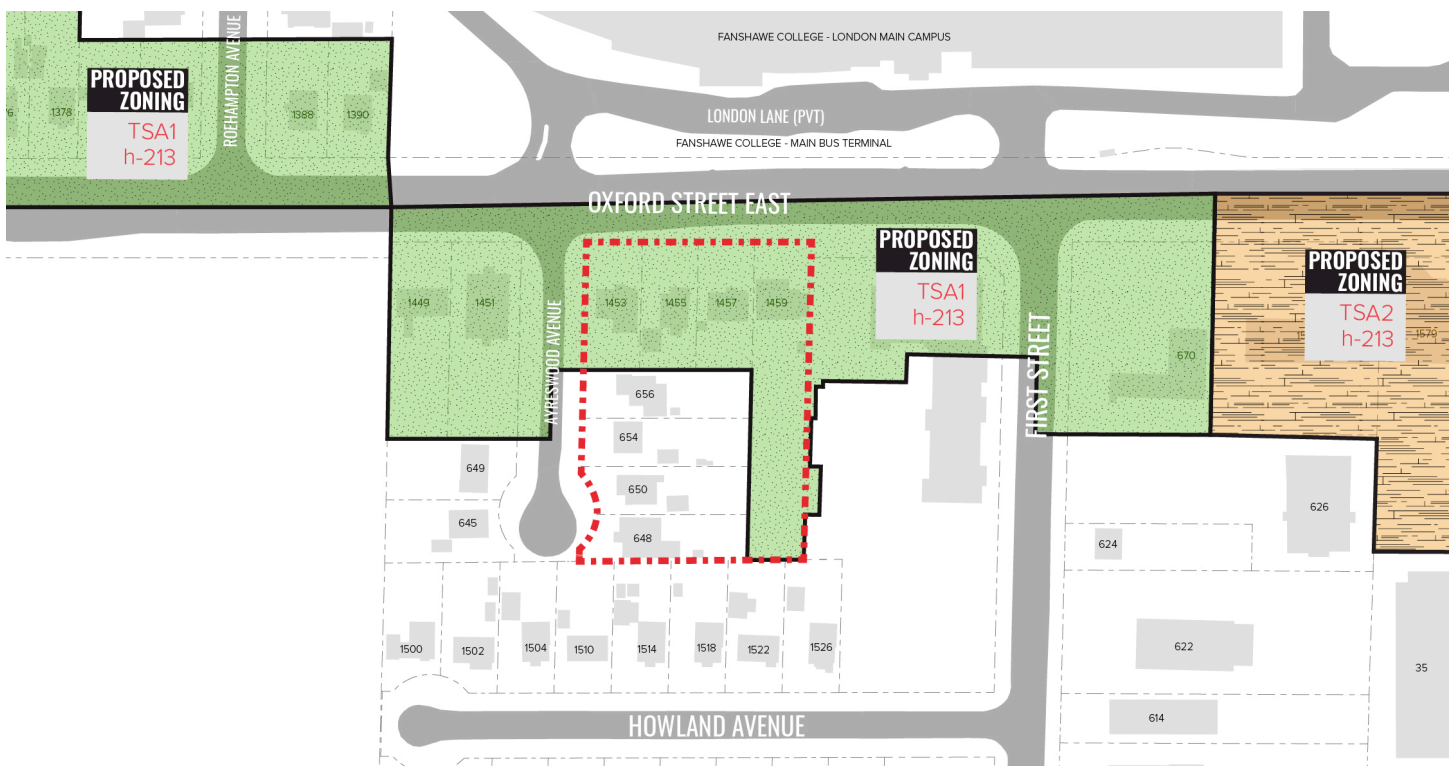
Over the past 6 months we have had significant consultations with Planning Staff about a new development concept and Zoning By-law Amendment application for the lands. Prior to the finalization of the “Heights Framework Review”, Planning Staff

had advised our team that it would be reasonable to interpret this site as being within a 150m radius of a Rapid Transit Station. That interpretation would qualify the site for the greater intensity and taller heights contemplated for those portions of Rapid Transit Corridors that are within close proximity to the station area. As such, we have been working on our application in the background with the assumption that this site would be interpreted as being within 150m from a Rapid Transit Station. While, the complete design drawings for the final Phase of the East Link BRT are not yet available but we understand generally that the new station location will be located mid-block between Jim Allen Way and Second Street.

Our Issue:

The proposed TSA Zoning on the subject site does not implement the interpretation which has been discussed with Staff through the pre-application consultation discussions. As per the TSA Zone mapping, the north portion of the subject lands (lands within the PMTSA) are proposed to be zoned TSA1 instead of TSA2 (see figure 2 below for proposed TSA Zoning applicable to lands). While we understand that staff have taken a consistent approach of proposing to only zone lands within 150m of a planned Rapid Transit Station, this is not consistent with our on-going discussions and agreed upon interpretations.

Figure 2: Proposed TSA Zoning as Per City of London Planning Staff Recommendation (Aug 2024)

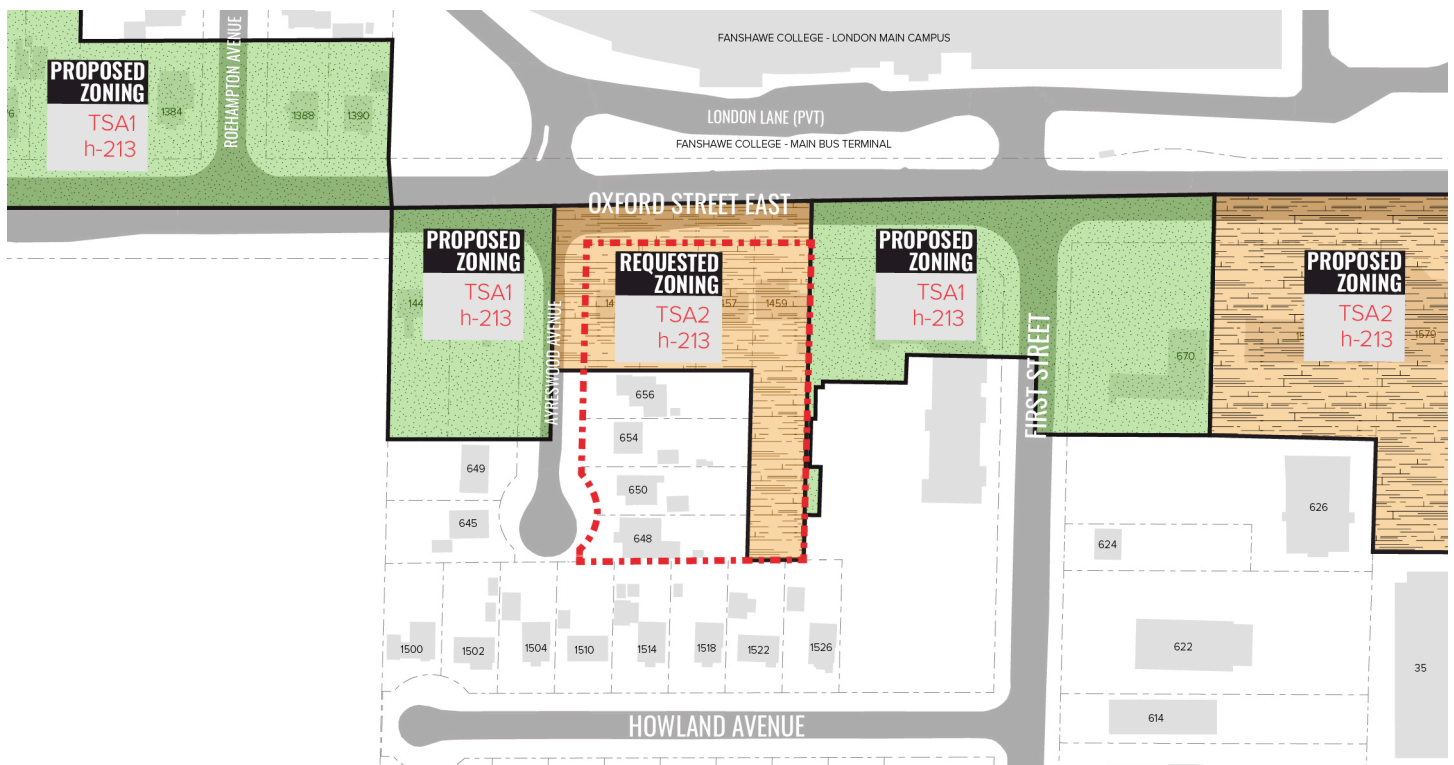


Our Request:

We request that the portion of the subject lands affected by the City initiated re-zoning be zoned TSA2 instead (see figure 3 below for the requested TSA2 zoning) to implement the on-going discussions with Staff, recognize the site's unique positioning relative to the future BRT station (notwithstanding imperfect alignment with the 150m radius), recognize it's location

on the doorstep of Fanshawe College (including being less than 30m away from the existing Fanshawe College Main Bus Terminal, which is served by 5 LTC bus routes including two express routes), and to provide an opportunity to better leverage the significant investment in infrastructure being made by the City of London in this area of east London.

Figure 3: Requested TSA Zoning



We will be available to speak on behalf of this request at the September 10, 2024 PEC meeting. We appreciate your time and consideration of this request. This modification will make a significant impact on realizing the redevelopment of this significant land assembly at the doorstep on Fanshawe College faster. We appreciate your time and consideration in the review of this information, if you have any questions about this memo please contact Jerzy Smolarek by phone at 519-694-6924 or by email at jsmolarek@siv-ik.ca.

Sincerely,

Jerzy Smolarek
Partner | Siv-ik Planning & Design Inc.