

September 6, 2024

Chair and Members
Planning and Environment Committee
pec@london.ca

Re: Item 3.7 – Protected Major Transit Station Area Zoning Review

I am submitting this letter on behalf of Tricar Properties. We have had multiple meetings with Staff and provided two letters leading up to the preparation of the above-noted report to Planning Committee (they are included in the appendix of the Staff report). We want to thank Staff for their cooperation and efforts to date.

We appreciate the changes that are being proposed to pre-zone lands for more intense forms of development. We have the following comments for your consideration.

REQUIREMENTS RELATING TO LOCATION OF PERMITTED USES

Our reading of the proposed zoning suggests that commercial uses would be required on the ground floor for the following zones: TSA2, TSA4 and TSA7 Zones.

We would ask Council to reconsider whether it is appropriate to require, by regulation, ground floor uses in all of these zones. The demand for commercial uses may not be adequate to fill commercial spaces in these areas - with consumer demand for bricks and mortar commercial uses uncertain as on-line shopping continues to grow. We believe that a “facilitation and encouragement” approach would be superior to a regulatory requirement with the exception of those streetscapes that represent London’s most important main streets.

We also note that many of the proposed TSA Zones do not allow for commercial uses above the ground floor within mixed use buildings. This restriction is due to the wording that is used in the permitted uses clauses: “...with any of the other uses on the ground floor”.

This undermines the opportunity for second storey commercial, office or service uses on the second or third floor of the base of a large mixed-use building. It would also preclude the opportunity for top-storey commercial uses such as a rooftop restaurant.

Once again, we want to thank Staff and Council for their efforts to pre-zone lands at strategic nodes and corridors. We hope these last concerns can be addressed with "tweaks" to the wording of the permitted uses.

Sincerely,

A handwritten signature in black ink, appearing to read "John Flanagan". The signature is fluid and cursive, written in a professional style.

Principal - City Planning Solutions

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