



Zelinka Priamo Ltd.

LAND USE PLANNERS

sent via email

September 22, 2024

Mayor Josh Morgan & Council Members
The Corporation of the City of London
300 Dufferin Avenue
London, ON
N6A 4L9

Attention: Michael Schulthess – City Clerk

Re: Protected Major Transit Station Area (PMTSA) Zoning Review
Heights Review/Transit Village/Major Shopping Area Review
1127-1135 Richmond Street
Our File: MUH/LON/17-01

Zelinka Priamo Ltd. are the planning consultants retained by Gus Mouhtouris as it relates to the above-noted processes. Mr. Mouhtouris is the owner of the above-noted lands (“subject lands”) which are currently zoned Neighbourhood Shopping Area (NSA1) and are being utilized as a 1- and 2-storey mixed use commercial development. The majority of the subject lands are within the “*Rapid Transit Corridor*” Place Type and are located within 100 metres of a planned rapid transit station within the Western University campus.

We previously provided correspondence on behalf of our client on August 19, 2024 regarding the PMTSA Zoning Review process. Since that time, it is our understanding that significant amendments to the London Plan (Bill No. 312) are being considered by Council that may effectively reduce the current development permissions currently enjoyed by our client as it relates to the subject lands.

The subject lands are currently permitted to have a maximum building height of up to 16 storeys, by virtue of their location within 100m of a rapid transit station. It is our understanding that the proposed amendments to the London Plan would reclassify the “*Rapid Transit Corridor*” Place Type that currently applies along Richmond Street, inclusive of the subject lands, and replace it with the “*Urban Corridor*” Place Type.

The “*Urban Corridor*” Place Type currently allows for building heights up to 10 storeys, which is a substantial reduction in the maximum height that is currently permitted on the subject lands. Our client has significant concerns with the potential “down-zoning” of the subject lands without having received sufficient advance notice of the proposed amendments, or the opportunity to provide prior input on the proposed amendments, considering the Staff Recommendation in front of the

Planning & Environment Committee was to apply TSA2 zoning to these lands, which would have permitted up to 25 storeys. However, we do acknowledge that amendments are also proposed to the London Plan that would increase the building heights within the “Urban Corridor” Place Type to a maximum of 15 storeys.

Should the proposed amendments be approved, the overall effect on the subject lands would be reduced building height permissions from 16 storeys to 15 storeys.

On behalf of our client, we wish to request the following as it relates to the subject lands, prior to formal consideration of the proposed London Plan and Zoning By-law Amendments:

1. *Apply a site-specific policy to the subject lands that would continue to recognize a maximum building height up to 16 storeys;*

Should the proposed amendment to reclassify the Place Type applicable to the subject lands be approved, the site-specific policy would ensure that the existing building height permissions are maintained, particularly in the event the amendment relating to the building heights within the “Urban Corridor” Place Type are not approved.

We believe our request is in keeping with Council’s vision to increase building heights and promote more housing along major corridors. The location of the subject lands in close proximity (<100m) to Western University provides considerable opportunities to provide housing and other related services near a major institution.

2. *Extend the Urban Corridor Place Type over the entire subject lands.*

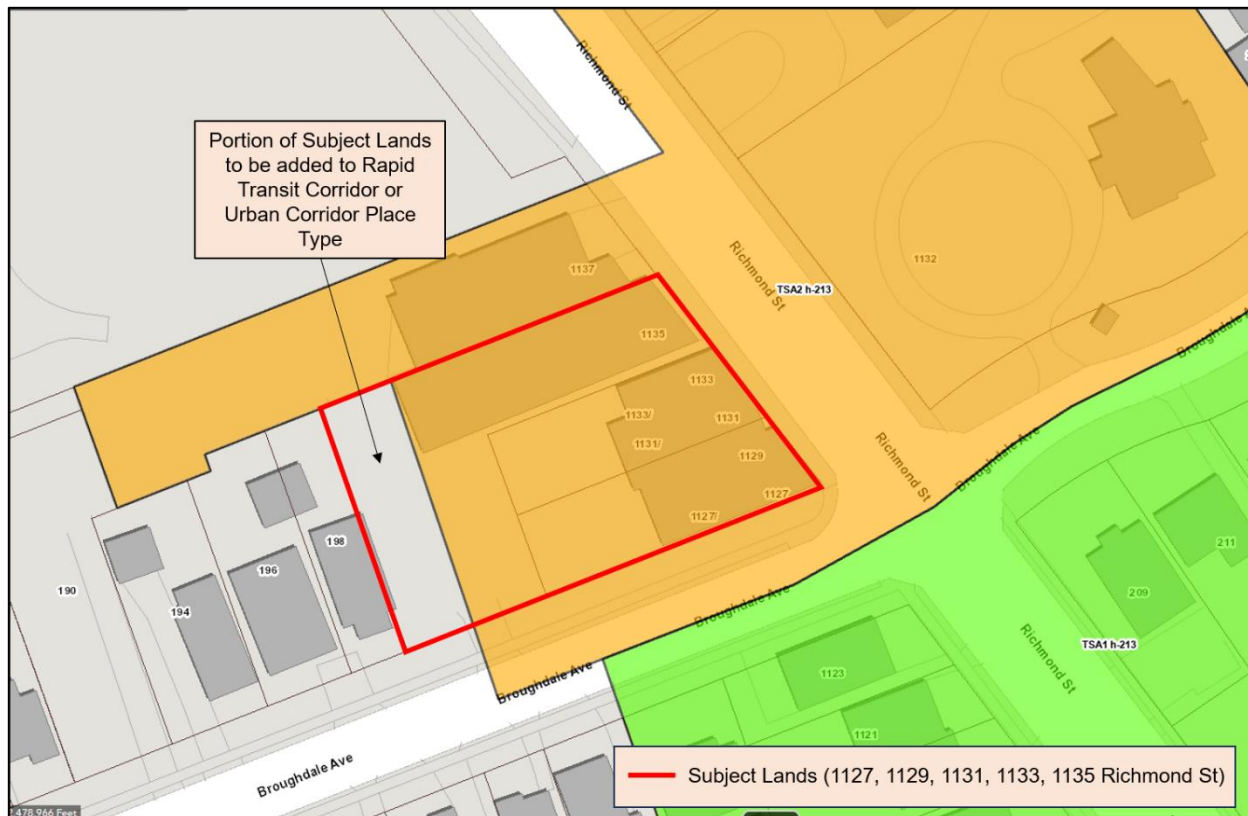
As noted in our previous correspondence, we wish to note that a portion of the subject lands with municipal address 1135 Richmond Street is not included within the “Rapid Transit Corridor” Place Type, as confirmed by City Staff.

Based on our review of Map 1 – Place Types of the London Plan, it is difficult to determine the extents of the west boundary of the Rapid Transit Corridor along the west side of Richmond Street, due to the large scale of the map and the lack of property fabric. However, according to Policy 43_1 of the London Plan,

“The boundaries between place types as shown on Map 1 – Place Types, of this Plan, are not intended to be rigid, except where they coincide with physical features (such as street, railways, rivers or streams)...Council may permit minor departures from such boundaries, through interpretation, if it is of the opinion that the intent of the Plan is maintained and that the departure is advisable and reasonable.”

In this instance, the west boundary of the Rapid Transit Corridor place type does not coincide with a physical feature. The remaining property to be added has a depth of approximately 10 metres and does not extend to the west as far as the abutting lands to the north (1137 Richmond Street) (see Figure 1).

Figure 1 – Subject Lands (outlined in red)



As such, it is our opinion that a minor departure from the Place Type boundary is appropriate in this instance. Ultimately, a Place Type that covers the entire subject lands will allow for more efficient development, consistent with intended goals and objectives of the proposed Official Plan and Zoning By-law Amendments, rather than leaving a remnant portion of the subject lands within the existing NSA1 Zone and “Neighbourhoods” Place Type. Such a minor departure would ensure that the “intent of the Plan is maintained and that “the departure is advisable and reasonable”.

We thank you for the opportunity to provide the above information on behalf of our client and look forward to your consideration of our requests.

If you have any questions, please do not hesitate to contact the undersigned.

Yours very truly,

ZELINKA PRIAMO LTD.



Harry Froussios, BA, MCIP, RPP
Principal Planner

cc. Gus Mouhtouris



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Mayor Josh Morgan & Council Members
The Corporation of the City of London
300 Dufferin Avenue
London, ON
N6A 4L9

Attention: Michael Schulthess – City Clerk

Re: **Protected Major Transit Station Area (PMTSA) Zoning Review**
 Heights Review/Transit Village/Major Shopping Area Review
 1132 Richmond Street
Our File: **STA/LON/19-01**

Zelinka Priamo Ltd. are the planning consultants retained by London Property Corp. and Tobiray Holdings Inc., owner of 1132 Richmond Street (“subject lands”) as it relates to the above-noted processes. The subject lands are within the “*Rapid Transit Corridor*” Place Type and are located within 100 metres of a planned rapid transit station within the Western University campus.

It is our understanding that significant amendments to the London Plan (Bill No. 312) are being considered by Council at its meeting on September 24th that may effectively reduce the current development permissions currently enjoyed by our client as it relates to the subject lands.

The subject lands are currently permitted to have a maximum building height of up to 16 storeys, by virtue of their location within 100m of a rapid transit station. It is our understanding that the proposed amendments to the London Plan would reclassify the “*Rapid Transit Corridor*” Place Type that currently applies along Richmond Street, inclusive of the subject lands, and replace it with the “*Urban Corridor*” Place Type.

The “*Urban Corridor*” Place Type currently allows for building heights up to 10 storeys, which is a substantial reduction in the maximum height that is currently permitted on the subject lands. Our client has significant concerns with the potential “down-zoning” of the subject lands without having received sufficient advance notice of the proposed amendments, or the opportunity to provide prior input on the proposed amendments, considering the Staff Recommendation in front of the Planning & Environment Committee was to apply TSA2 zoning to these lands, which would have permitted up to 25 storeys. However, we do acknowledge that amendments are also proposed to the London Plan that would increase the building heights within the “*Urban Corridor*” Place Type to a maximum of 15 storeys.

Should the proposed amendments be approved, the overall effect on the subject lands would be reduced building height permissions from 16 storeys to 15 storeys.

On behalf of our client, we wish to request the following as it relates to the subject lands, prior to formal consideration of the proposed London Plan and Zoning By-law Amendments:

1. *Apply a site-specific policy to the subject lands that would continue to recognize a maximum building height up to 16 storeys;*

Should the proposed amendment to reclassify the Place Type applicable to the subject lands be approved, the site-specific policy would ensure that the existing building height permissions are maintained, particularly in the event the amendment relating to the building heights within the “Urban Corridor” Place Type is not approved.

We believe our request is in keeping with Council’s vision to increase building heights and promote more housing along major corridors. The location of the subject lands in close proximity (<100m) to Western University provides considerable opportunities to provide housing and other related services near a major institution.

We thank you for the opportunity to provide the above information on behalf of our client and look forward to your consideration of our requests.

If you have any questions, please do not hesitate to contact the undersigned.

Yours very truly,

ZELINKA PRIAMO LTD.

A handwritten signature in blue ink, appearing to read 'H. Froussios'.

Harry Froussios, BA, MCIP, RPP
Principal Planner

cc. London Property Corp. and Tobiray Holdings Inc.



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Mayor Josh Morgan & Council Members
The Corporation of the City of London
300 Dufferin Avenue
London, ON
N6A 4L9

Attention: Michael Schulthess – City Clerk

Re: **Protected Major Transit Station Area (PMTSA) Zoning Review
Heights Review/Transit Village/Major Shopping Area Review
1580 Richmond Street**
Our File: **STA/GEN/21-01**

Zelinka Priamo Ltd. are the planning consultants retained by Balnagowan Holdings Inc. and Richmond Development Corp. owners of 1580 Richmond Street (“subject lands”) as it relates to the above-noted processes. The subject lands are within the “*Rapid Transit Corridor*” Place Type and are located within 100 metres of a planned rapid transit station at Western Road, near Richmond Street.

It is our understanding that significant amendments to the London Plan (Bill No. 312) are being considered by Council that may effectively reduce the current development permissions currently enjoyed by our client as it relates to the subject lands.

The subject lands are currently permitted to have a maximum building height of up to 16 storeys, by virtue of their location within 100m of a rapid transit station. It is our understanding that the proposed amendments to the London Plan would reclassify the “*Rapid Transit Corridor*” Place Type that currently applies along Richmond Street, inclusive of the subject lands, and replace it with the “*Urban Corridor*” Place Type.

The “*Urban Corridor*” Place Type currently allows for building heights up to 10 storeys, which is a substantial reduction in the maximum height that is currently permitted on the subject lands. Our client has significant concerns with the potential “down-zoning” of the subject lands without having received sufficient advance notice of the proposed amendments, or the opportunity to provide prior input on the proposed amendments, considering the Staff Recommendation in front of the Planning & Environment Committee was to apply TSA2 zoning to these lands, which would have permitted up to 25 storeys. However, we do acknowledge that amendments are also proposed

to the London Plan that would increase the building heights within the “Urban Corridor” Place Type to a maximum of 15 storeys.

Should the proposed amendments be approved, the overall effect on the subject lands would be reduced building height permissions from 16 storeys to 15 storeys.

On behalf of our client, we wish to request the following as it relates to the subject lands, prior to formal consideration of the proposed London Plan and Zoning By-law Amendments:

1. *Apply a site-specific policy to the subject lands that would continue to recognize a maximum building height up to 16 storeys;*

Should the proposed amendment to reclassify the Place Type applicable to the subject lands be approved, the site-specific policy would ensure that the existing building height permissions are maintained, particularly in the event the amendment relating to the building heights within the “Urban Corridor” Place Type is not approved.

We believe our request is in keeping with Council’s vision to increase building heights and promote more housing along major corridors. The location of the subject lands in close proximity to a major shopping node (Masonville Mall), a planned Transit Village centred around Richmond Street and Fanshawe Park Road, and institutional uses (Western University) provides considerable opportunities for the subject lands to provide housing and other related services in support of surrounding commercial and institutional uses.

We thank you for the opportunity to provide the above information on behalf of our client and look forward to your consideration of our requests.

If you have any questions, please do not hesitate to contact the undersigned.

Yours very truly,

ZELINKA PRIAMO LTD.



Harry Froussios, BA, MCIP, RPP
Principal Planner

cc. Balnagowan Holdings Inc. and Richmond Development Corp.