Neighbourhood Presentation to Planning and Environment Committee

Development at 230 Victoria Street

May 13, 2014

City-Neighbourhood Communications to Date

Consultations leading to 2011 final proposal

Communication of 2012 plan

• Efforts to express concern about 2012 plan

City's 2014 position

Compliance with Zoning By-law

- In accordance with CF3 zoning requirements?
 - 50% of floor space devoted to commercial medical and retail

- "Broad interpretation" of zoning requirements sets a dangerous precedent
 - CF3
 - Other

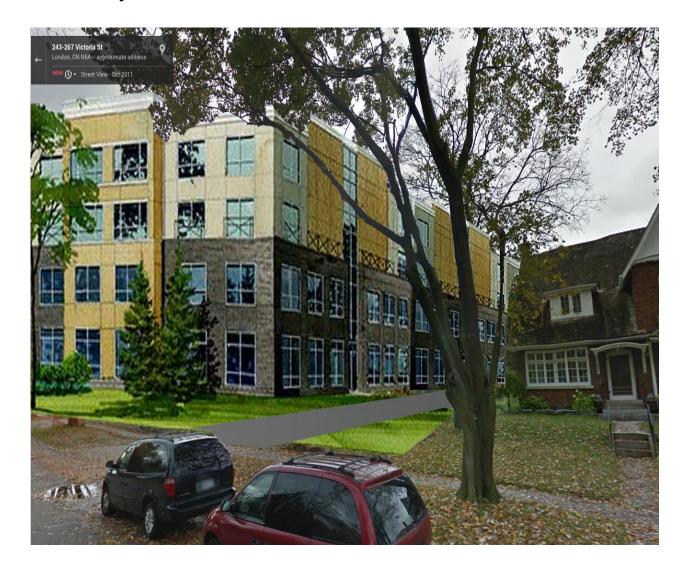
Compliance with Minor Variance Condition

- We believe that the condition is not satisfied by the current plan
 - Building design "in keeping with the Richmond Street and Victoria Street streetscapes and the character of the surrounding Old North Area"
- July 2011 proposal <u>did</u> satisfy the condition
- City sought public input to confirm this
 - July 9, 2011 email to neighbourhood: "We think we're there but we need one last meeting for public input to make sure the project is in keeping with the character of the neighbourhood and maintains the streetscape."
- The city did <u>not</u> seek public input on this point after the developer's proposal changed in 2012

2011 Final Plan – Victoria Street Streetscape



2012 (Current) Plan – Victoria Street Streetscape



Other Concerns

Commitment to residential component

• Traffic

Parking

Safety of school children

Home values

Summary of Recommendations

- 1. No building permit for 230 Victoria Street until completion of a land use planning study concerning CF3 zones in London
- 2. Create a policy document specifying criteria for confirming a building design is in keeping with streetscape and character of neighbourhood
- Develop a formal policy for communication to a neighbourhood when post-consultation changes occur
- 4. Identify recourse available if retirement home component of the building ultimately comprises even less than currently proposed
- 5. Work with neighbourhood to mitigate adverse impacts resulting from the proposed development if it proceeds