

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 did 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 not 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
3. 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