

To: **Members of London City Council** (Joe Fontana, Bud Polhill, Bill Armstrong, Joe Swan, Stephen Orser, Joni Baechler, Nancy Branscombe, Matt Brown, Paul Hubert, Dale Henderson, Paul Van Meerbergen, Denise Brown, Harold Usher, July Bryant, Sandy White)

John Fleming, Managing Director, Planning, and City Planner
Terry Grawey, Manager, Development Services and Planning Liaison
Bruce Henry, Manager, Development Planning

Members of the Committee of Adjustment (c/o Peter Sikic, Minor Variance Coordinator)

From: Kelley McKeating and Bruce Jones

cc: Cathy Saunders, City Clerk

Date: April 4, 2014

Re: **Proposed Development at 230 Victoria Street**

There is significant community concern about the current proposal for development at 230 Victoria Street.

The developer has abandoned their 2011 "final" plan that had the support of the neighbourhood and is now proposing a project that is not supported by the community (see attached survey) and may not comply with the zoning for the site.

Since July of 2012 (when we became aware of the developer's change in plans), we have tried unsuccessfully to obtain information and explanations concerning the status of the project. We now know that others in the neighbourhood made similar efforts and also failed.

Attached is a petition signed by 96 individuals asking for a public meeting to answer the many questions concerning this development that have arisen since July of 2012 and which have yet to be answered.

This submission includes:

- Background information
- Survey results
- Petition (with 96 names) – city council only
- Copy of 2011 "final" plan presented at July 23, 2011 City of London Community Meeting
- Summary of public meetings and communication concerning the re-development

We respectfully ask that you arrange a public meeting to respond to neighbourhood questions and concerns before a building permit is issued or site plan approval is granted.

Kelley McKeating and Bruce Jones
329 Victoria Street

Background Information

In late 2006/early 2007, the Women's Christian Association sold the property at 230 Victoria Street (the former site of the McCormick Home).

Between June 2007 and January 2010, a number of development proposals were presented at public meetings. All met with considerable opposition from the neighbourhood. There were concerns about the mass of the proposed building(s) and questions over proposed usage.

In January 2010, Nancy Branscombe initiated a consultation process between city staff, the developer, and members of the community. That consultation culminated in a "final proposal for redevelopment" which was presented at a public meeting on July 23, 2011. This "final" plan appeared to have general neighbourhood support.

In July 2012, the developer held an open house (Saturday morning, mid-summer, ten days' advance notice, attended by about 30 individuals – approximately half the number who had attended earlier meetings). At the open house, the developer presented a plan that bore no resemblance to the 2011 "final" plan. The physical structure had reverted to the large U-shaped structure that generated the initial community opposition in 2007, and the proposed use appeared to be non-compliant with the zoning for the site.

Members of the community have contacted city staff and Ms. Branscombe's office since July 2012, trying to obtain information about the status of the development proposal. Were city staff working to convince the developer to revert to the 2011 plan? Was the question of zoning compliance being addressed? Very little information has been forthcoming.

Out of a sense of frustration and growing concern, we decided to circulate a survey and petition in the neighbourhood. The goal was to gauge the mood of our neighbours. Was there concern or support for the current proposal – regardless of past history?

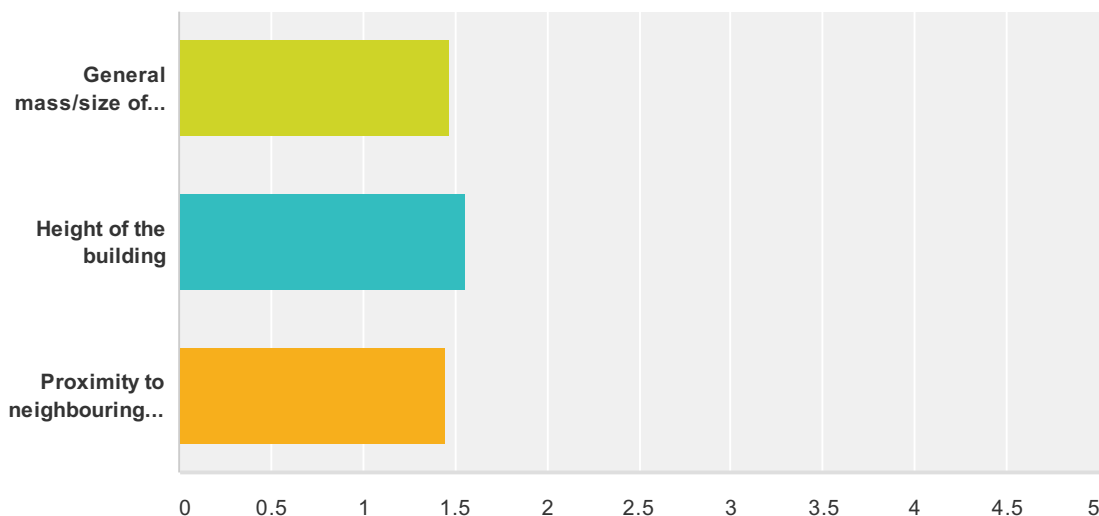
The attached survey results and petition (with 96 names) indicates that there is indeed significant community concern over the current development proposal.

We respectfully request that a public meeting be organized as soon as possible to answer questions from the neighbourhood, such as:

- Why does the current proposal diverge so dramatically from the 2011 final plan?
- Has there been a thorough, objective review of the proposal to determine whether or not it is in compliance with existing zoning?
- Given the extensive neighbourhood concerns (as outlined in the survey responses), what can be done to re-align the development with the community objectives agreed to during the 2011 consultation process?

Q1 Please indicate your level of support or concern for the physical aspects of the proposed development in the following categories.

Answered: 93 Skipped: 1



	Very concerned	Somewhat concerned	Neutral	Somewhat supportive	Very supportive	Total	Average Rating
General mass/size of the building	72.83% 67	17.39% 16	3.26% 3	3.26% 3	3.26% 3	92	1.47
Height of the building	67.03% 61	21.98% 20	3.30% 3	3.30% 3	4.40% 4	91	1.56
Proximity to neighbouring houses	69.89% 65	20.43% 19	5.38% 5	3.23% 3	1.08% 1	93	1.45

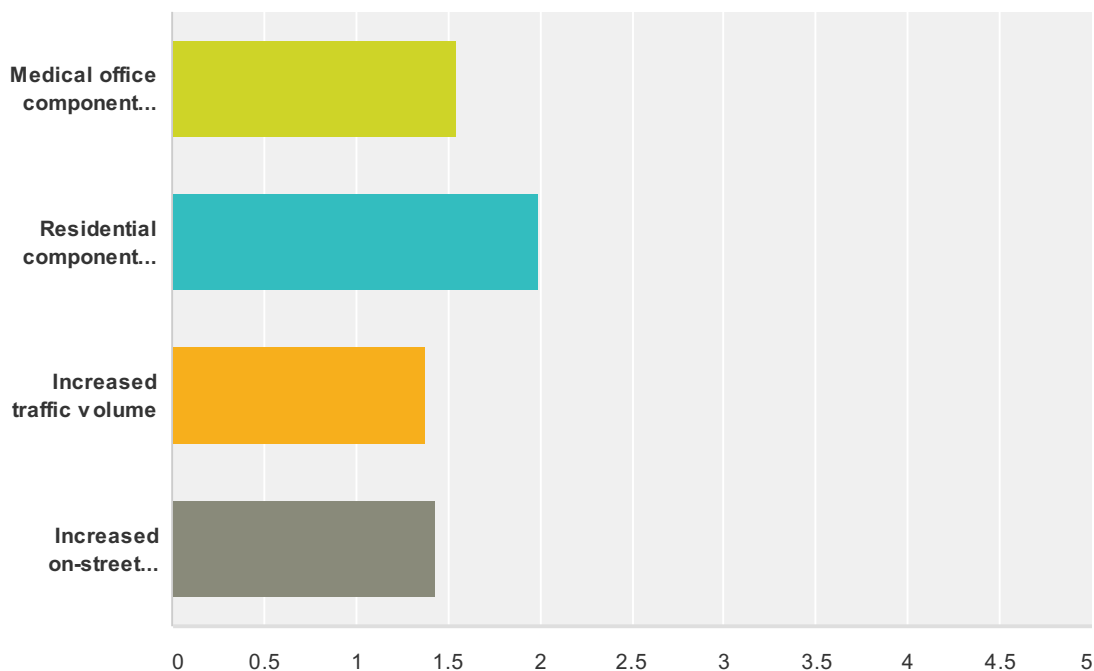
#	Comments	Date
1	Simply overpowering	4/3/2014 8:08 PM
2	Recommend smaller, 2 storey or 3 only. Do not mind the concept or proposed usage of the building, however would like it to be smaller and lower and more space for internal underground parking.	4/3/2014 8:06 PM
3	It seems that the plan is the best that has been proposed as of yet outside of a park. We are concerned with all the extra building variances that they are asking in their submission. We must accept change and this might be the best of all ideas.	4/3/2014 8:02 PM
4	The footprint needs reducing, and the height as well should respect more the surrounding residential dwellings and the height of the earlier senior home building	3/31/2014 1:56 PM
5	I'll miss the mud, broken sidewalks and dog poop.	3/29/2014 11:59 AM
6	I am very concerned about this development.	3/29/2014 10:23 AM
7	The building is far too large for the site and there will be very little space between it and the neighboring houses. Combined with a height of 4 stories (instead of the 2.5 in the original proposal) neighbors will have no privacy at all. Also, the traffic and noise problems are inevitable given the size of the development and its uses.	3/28/2014 11:18 AM
8	This would be a first building of this height and scale on the east side of Richmond Street—a dangerous precedent.	3/27/2014 4:41 PM

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9	Proposed development is completely out of line with original McCormick Home	3/27/2014 8:50 AM
10	132 apartments seems incredibly high density	3/26/2014 9:14 PM
11	Not compatible with neighbourhood. Zoning by laws not reflective of the official plan.	3/26/2014 9:56 AM
12	This last plan was really sprung out of nowhere.	3/26/2014 9:16 AM
13	I feel a smaller footprint and lower height is more in keeping with the Old North Neighbourhood	3/26/2014 8:56 AM
14	This beautiful residential neighbourhood which houses London's top-ranked elementary school, and which feeds students into one of the province's top-ranked secondary schools, NEEDS to maintain it's Neighbourhood viability. Adding unnecessary office/medical space to Richmond Street at this residential intersection adds unduly to traffic that significantly impacts the safety of residents/pedestrians/students walking and so on.	3/25/2014 8:20 PM
15	The size is not appropriate given the scale of the surroundings	3/25/2014 2:45 PM
16	Proposed use is not consistent with what we were told when the McCormiick home was demolished.	3/25/2014 10:47 AM
17	Development appears suitable for high traffic Richmond st location. I'd liek to see a site plan to ensure reasonable buffer / transition zone for immediate nieghbours.	3/25/2014 9:20 AM
18	Inappropriate size for the community	3/25/2014 8:02 AM
19	Seems to be significantly larger than previous use	3/25/2014 1:39 AM
20	Old North is one of the few neighbourhoods in london that is historical and remains a place where people come to visit. We will now have yet another medical building to ruin our neighbourhood	3/24/2014 10:22 PM
21	It's time to think out of the box tired of the same old same old	3/24/2014 10:17 PM
22	Although more assisted living for seniors is desirable, this sounds like an apartment buiding which may radically change the residential character of the neighborhood, as has already happened with St. Joseph's Hospital expansion and UGLY refacing	3/24/2014 7:10 PM
23	this is a huge structure.	3/24/2014 6:08 PM

Q2 Please indicate your level of support or concern for the proposed usage of the new building, in the following categories.

Answered: 93 Skipped: 1



	Very concerned	Somewhat concerned	Neutral	Somewhat supportive	Very supportive	Total	Average Rating
Medical office component (possibility of 1,000 patient visits per day)	73.12% 68	13.98% 13	4.30% 4	2.15% 2	6.45% 6	93	1.55
Residential component (level of clarity concerning who would live in the apartments)	48.39% 45	25.81% 24	10.75% 10	8.60% 8	6.45% 6	93	1.99
Increased traffic volume	79.57% 74	10.75% 10	5.38% 5	1.08% 1	3.23% 3	93	1.38
Increased on-street parking	79.57% 74	9.68% 9	4.30% 4	1.08% 1	5.38% 5	93	1.43

#	Comments	Date
1	Far too much traffic, Keep in mind shortage of parking at St. Joseph's Hospital.	4/3/2014 8:08 PM
2	want seniour apt living only, NO students. Senior apartments great! NO students!	4/3/2014 8:06 PM
3	I am afraid that this will once again attract students renters, with all the problems it brings (noise during evening and night as well as week-end) etc...	3/31/2014 1:56 PM
4	Volume of people and traffic is extremely high- safety of children in our neighbourhood is a major concern	3/30/2014 4:15 PM
5	Concerned about heavy construction vehicle traffic. Since the work on the site started again, we have noticed cracks in our house that were not there before.	3/30/2014 11:31 AM
6	A welcome addition to the neighbourhood.	3/29/2014 11:59 AM

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7	Because of St. Joseph's, traffic volume is already high. The new building would change the nature of the neighbourhood in the surrounding area.	3/29/2014 11:45 AM
8	I am very concerned about the proposed usage of the new building in all of the categories proposed.	3/29/2014 10:23 AM
9	I'm pretty sure that the "residents" of this building will be overwhelmingly students. I think the developer is pulling a bait-and-switch – saying it will be a seniors residence when in fact anyone can live there, and those most likely to live there will be students. Their presence will make the traffic/noise/garbage problems even worse.	3/28/2014 11:18 AM
10	The residential component is always concerning in a university area neighbourhood.	3/27/2014 4:41 PM
11	The streets are already overloaded with people visiting the hospital.	3/27/2014 3:21 PM
12	Richmond and Victoria is already a very busy intersection.	3/27/2014 1:19 PM
13	So long as it's not a student residence, I support this project.	3/27/2014 12:13 PM
14	Our neighbourhood has borne many expansions to the St. Joseph's Campus over the years. The increase in traffic through our neighbourhood resulting from this expansion will be unacceptable, unless site is designed for access from Richmond St, which seems unlikely.	3/27/2014 8:50 AM
15	Extremely concerned as to Level of clarity of who would be living in the apartments	3/26/2014 9:14 PM
16	I believe we should have a public meeting with the developer since this is a different plan from the last one presented at a public hearing.	3/26/2014 7:22 PM
17	Density Not compatible with neighbourhood	3/26/2014 9:56 AM
18	Your estimate of 1,000 patient visits per day is LOW. A physician, who attended one of the public meetings, mentioned that patients are scheduled every 15 minutes and that most doctors double-book. She was looking into leasing offices at this location.	3/26/2014 9:16 AM
19	There is a significant amount of empty office space in London. My concern is that the proposed office space will sit empty as well. I'm also concerned about the residences above. 1) the proposal is almost double the # of residents that lived in the original McCormick Home; 2) I'm concerned that units could be rented to students, thereby risking deterioration of the family-centred neighbourhood	3/26/2014 8:56 AM
20	The city planning department has totally ignored neighbours' concerns regarding all issues listed.	3/25/2014 10:18 PM
21	Estimate of # of patients per professional is greatly underestimated!	3/25/2014 8:40 PM
22	My comments above speak for themselves. There are already hundreds of UWO students who 'abandon' their cars each day on 'old North' residential streets. Please consider putting these facilities, if indeed necessary at all, in EXISTING vacant office space downtown. Or our in one of the vacant strip malls on Whamcliffe south.	3/25/2014 8:20 PM
23	This facility is much too massive and busy for this site.	3/25/2014 3:06 PM
24	This is predominantly a residential neighborhood, the increased demand for street parking and traffic is highly unwelcome	3/25/2014 2:45 PM
25	I like the mixed use concept and the fact is that we live right near a teaching hospital. It makes sense to have "linked" services nearby.	3/25/2014 10:54 AM
26	This is a residential neighbourhood and we have a school on the street that this is proposed to be on. Great concern over children and their safety if this level of traffic is introduced.	3/25/2014 10:47 AM
27	Use is consistent with, and less dense than, St. Joseph Hospital 1 block away. I don't quite agree with the wording of your petition but do support need for public meeting / consultation.	3/25/2014 9:20 AM
28	Significant increase in already heavily-trafficked area	3/25/2014 8:02 AM
29	We are very concerned with the amount of traffic coming into an already busy area. Kids cross this street from school and cars are already running red lights.	3/24/2014 10:22 PM
30	There is already a lot of office space available in the city. Why build more?	3/24/2014 7:19 PM
31	This development is too large to be compatible with what is currently a very quiet and pleasant residential area. The new plan will create traffic congestion and noise which will have a direct negative impact on the surrounding properties, and potentially lower property values in the area. I am strongly opposed to the incursion of a primarily commercial building in this part of the city.	3/24/2014 7:14 PM

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32	Residents should be seniors in need of assisted living, not just anyone. Medical offices should be directly correlated to needs of seniors	3/24/2014 7:10 PM
33	Medical professionals DO NOT see 12 patients per day. A slow MD office sees 25 a day..many MD's see closer to 50-60 a day.	3/24/2014 6:08 PM

Jones/McKeating

From: Lamise Kablawi <nancy2@nanbran.com>
Sent: July-09-11 11:03 AM
To: Kelley McKeating
Subject: Old McCormick Home Site Public Meeting

SAVE THE DATE!!!

Saturday, July 23rd at 10 am

For an important community meeting regarding the final proposal for redevelopment of the old McCormick Home site at the corner of Victoria and Richmond Street.

City staff and the developer have been working closely together over the past few months to come to a successful outcome on the future development of this site. 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 developer, Garth Mann from Statesman will be in attendance as well as myself, Jeff Leunissen from Planning and other City Staff members. We were able to agree to a continuum of care facility and keep the CF3 zoning which was important to many of you (and me). I am really pleased with the progress and wanted to send this notice as soon as the date was confirmed so you can block it off. I will forward site plan and elevations as soon as they are completed early next week. Please tell your neighbours and friends to attend. This may be our final opportunity for public input.

The Community meeting will be hosted by me on Saturday, July 23rd at 10 am at Kings College in the Labatt Hall Building-Room LH 105, 295 Epworth Avenue.

Thanks
Nancy Branscombe

Sent by Lamise Kablawi
Assistant to Nancy Branscombe, London City Council ward 6
Nancy2@nanbran.com

Jones/McKeating

From: Lamise Kablawi <nancy2@nanbran.com>
Sent: July-21-11 2:56 PM
To: Kelley McKeating
Subject: Reminder : Old McCormick Home Site Meeting
Attachments: 230 victoria.pdf

Hi Everyone,

This is a Gentle reminder that on Saturday, July 23, at 10am at the Labatt Hall Building of King's University College, Room LH 105, 295 Epworth Ave I will be hosting a community consultation meeting to hear input on the proposal by Statesman Group for a continuum-of-care Facility at 230 Victoria Street.

A representative for Statesman Group will be in attendance to explain their revised proposal.
(See attached)

Please feel free to circulate this information among your neighbours and hope to see you there.

Thanks

Nancy

Sent by Lamise
Assistant to Nancy Branscombe
City Councillor – Ward 6 – City of London
Office: 519 432 - 1100
e-mail: nancy2@nanbran.com
web: www.nanbran.com



300 Dufferin Avenue
P.O. Box 5035
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London
CANADA

July 20, 2011

NOTICE OF COMMUNITY MEETING

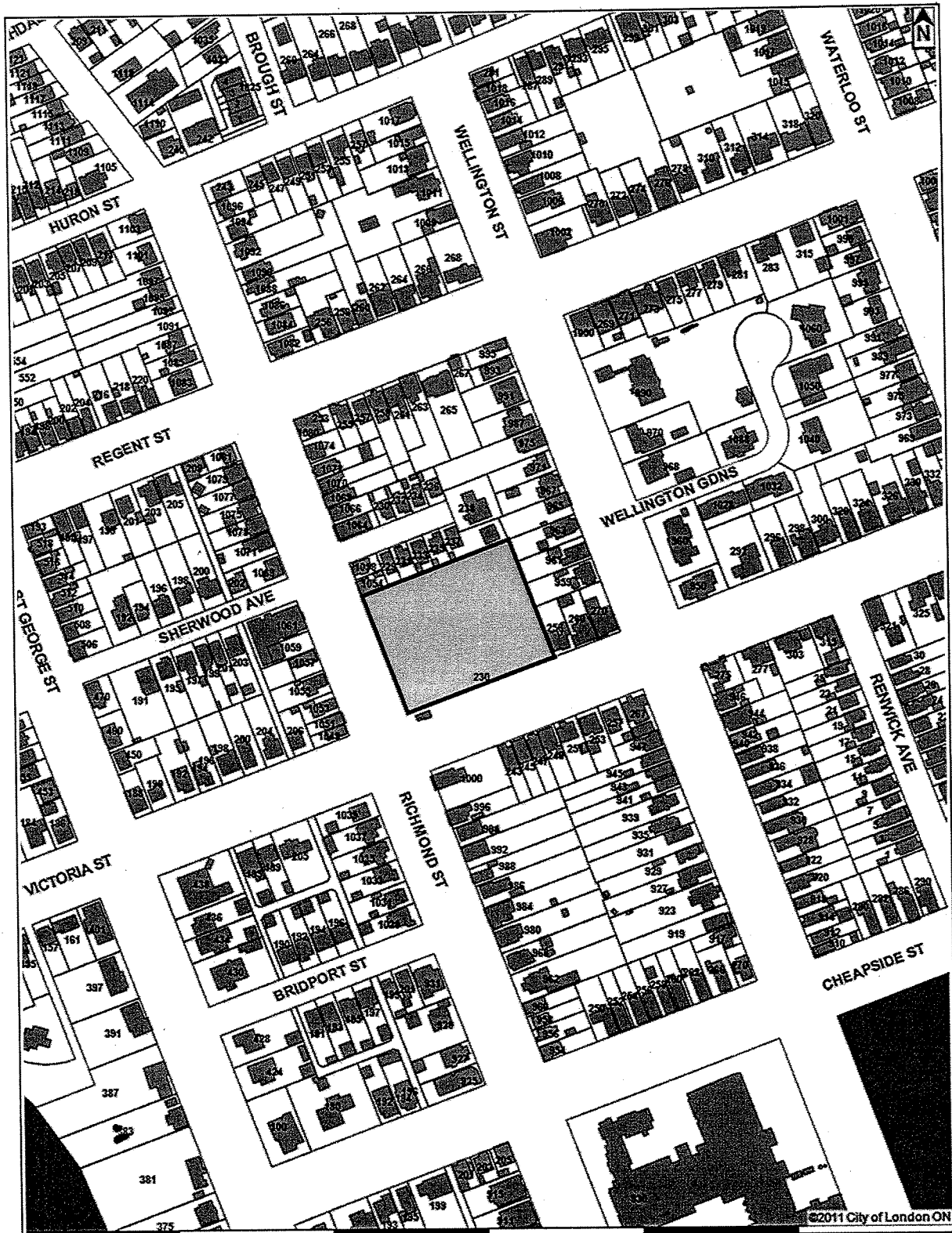
Re: A proposal to redevelop 230 Victoria Street, northeast corner of Victoria Street and Richmond Street, for a continuum-of-care facility.

On Saturday, July 23, at 10:00 am at the Labatt Hall Building of Kings College, Room LH 105, 295 Epworth Avenue Councillor Branscombe will host a community consultation meeting to hear input on the proposal by Statesman Group for a continuum-of-care facility at 230 Victoria Street.

A representative for Statesman Group will be in attendance to explain their revised proposal, a copy of which is attached.

The purpose of this meeting is to assist myself, city staff and the property owner in the formulation of a site plan and elevations that are in keeping with the character of the area and maintain the streetscape.

Should you have any questions or comments, please contact myself at 519-432-1100, or Jeff Leunissen, Manager of Development Planning, Development Approvals Business Unit at 519-661-2500, Ext. 5349 referring to the lands known municipally as 230 Victoria Street.








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0 metres 100 200 300 400 500 600

LOCATION MAP

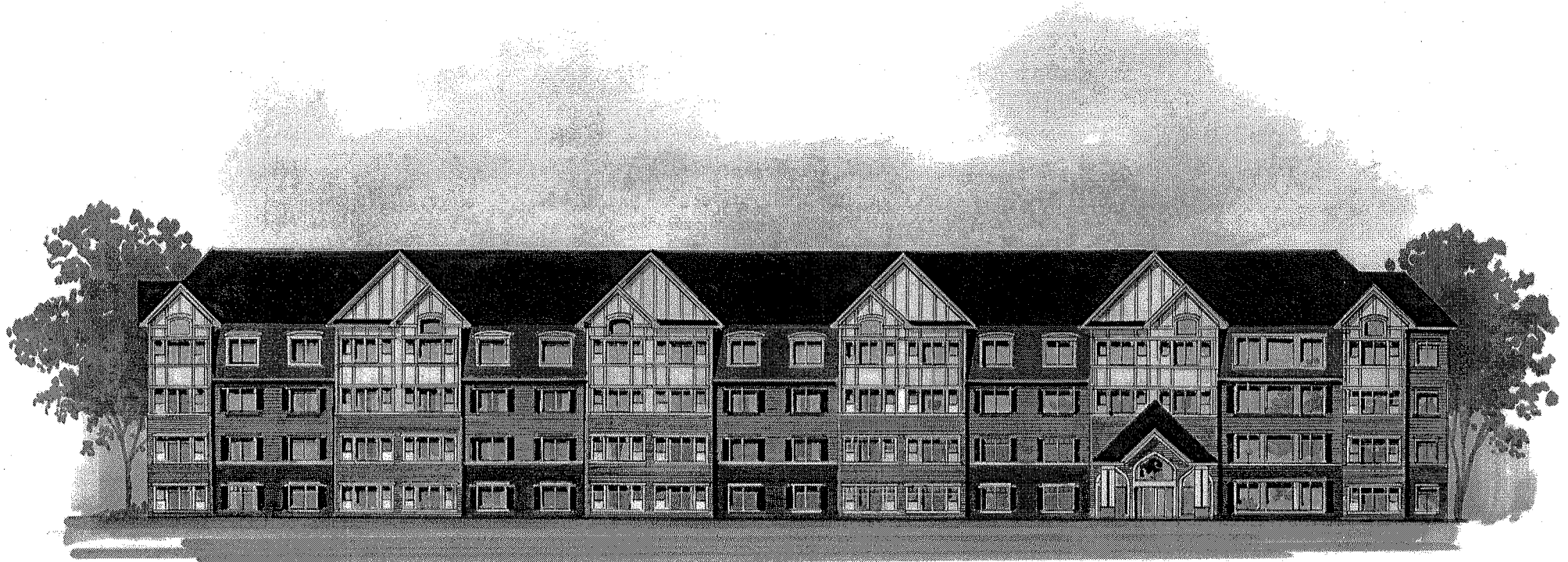
Location: 230 Victoria Street, northeast corner of Victoria Street and Richmond Street
 Created By: Jeffery Leunissen
 Date: 2011-07-07
 Scale: 1:3000

LEGEND

-  Subject Site
-  Parks
-  Assessment Parcels
-  Buildings
-  Address Numbers









Summary of Public Meetings and Communication re: Re-development of McCormick Home Site

June 2007 to March 2014

Date	Description/Format	Physical and Usage Aspects	Additional Information
June 13, 2007	Neighbourhood Information Meeting	Single 4-storey, U-shaped building Residences for individuals age 60 and over, preliminary concept, few details	Muted uncertainty, little discussion, about 40 residents attended
June 25, 2007	Committee of Adjustment Meeting	Minor variance application in support of above	Outcome: Committee voted 3-1 to approve the application with conditions
April 9, 2010	Email from Nancy Branscombe to neighbourhood	-	Statesman selling the property to Hampton Group, Hampton willing to work with the neighbourhood
May 18, 2010	Email from Nancy Branscombe to neighbourhood	-	Hampton taking neighbourhood concerns very seriously. There will be a large neighbourhood meeting to get feedback to improve the preliminary design that will be presented at that meeting.
August 31, 2010	Public Meeting (not a statutory meeting per Branscombe)	4-storey buildings, plus 2-storey amenity building Condos, target market is young seniors	Strong opposition to proposal, 50-60 residents in attendance
September 15, 2010	Email from Nancy Branscombe to neighbourhood	-	Hampton will no longer be involved. Statesman will explore building on the site, but it will NOT be their original proposal.
January 11, 2011 (rescheduled from December 8, 2010)	Meeting hosted by Statesman Group	4-storey buildings with 2-bedroom suite-terraces, plus amenity building Buyer profile: <ul style="list-style-type: none"> • Mature empty-nesters • University profs • Retired couples and singles 	Vocal concerns voiced at the meeting and in emails to Branscombe afterwards, 50-60 residents in attendance
January 31, 2011	Email from Nancy Branscombe to neighbourhood	-	In light of concerns, unresolved issues, possibility of legal challenges concerning zoning compliance, there was a meeting of Branscombe, City Manager, City lawyers, GM of Planning, and Planner on January 24, 2011. Next step is a conference call with the developer to discuss neighbourhood concerns.

Date	Description/Format	Physical and Usage Aspects	Additional Information
March 7, 2011	Email from Nancy Branscombe to neighbourhood	-	Meeting on March 2, 2011 of Branscombe, City Manager, planning staff, and about 20 neighbours to brainstorm ideas that might obtain support from the neighbourhood. Takeaways included more support for residential use than for mixed use. City staff have discussed outcome of meeting with Statesman.
March 28, 2011	Email from Nancy Branscombe to neighbourhood Subject: Final Proposal for Old McCormick Home Site	2 buildings, first contains 11 one-storey 2-bedroom villas and faces Victoria Street, the second is on the north side of the property, 4 storeys of supportive care, dementia and enhanced care (118 units) Aging in place concept, independent living in the villas, supportive care in the Manor Village building	Neighbourhood feedback requested by March 31, 2011
April 27, 2011	Community Consultation Meeting	As above, except 112 units in the large building	General support, about 50-60 residents in attendance
July 23, 2011	Public Meeting (“important community meeting regarding the final proposal for redevelopment of the old McCormick Home site”)	As above, except 12 villas in 2 one-storey buildings (4 facing Richmond, 8 facing Victoria) Underground parking for villa residents and staff, 17 surface spots for visitors	Residents of the villas will pay for the villas, and get money back from Statesman when they move. Main building will have 120 bedrooms, 3 levels of care (2 floors light care, 2 floors higher degrees of care including dementia care)
September 15, 2011	Email from Nancy Branscombe to neighbourhood	-	July 23 meeting was well attended. Project appears to be generally what the neighbours had hoped for. Still some site plan work to be done, construction time will be 14 months. Some preselling of villas required before the project begins.
July 14, 2012	Community Open House hosted by Statesman	Single 4-storey U-shaped mixed use building 2 floors of medical offices, 2 floors of one- and 2-bedroom suites	