

**HIGHBURY AVENUE GOSPEL HALL**

1196 Highbury Avenue,  
London, Ontario  
N5Y 1A7

June 15, 2015

(By email: [REDACTED])

The City of London Planning Division,  
P.O. Box 5053,  
London, ON N6A 4L9

**Attention:** Michael Tomazincic, Planner

**Re: File OZ-8463**

Dear Mr. Tomazincic,

Highbury Ave Gospel Hall is in receipt of a NOTICE OF PUBLIC MEETING BEFORE COUNCIL AND ENVIRONMENT COMMITTEE for OFFICIAL PLAN AND ZONING BY-LAW AMENDMENT APPLICATION, dated May 29, 2015, associated with the above noted file for the property at 1192 Highbury Avenue N.

Highbury Avenue Gospel Hall has been a privileged member of the community since 1972, with a congregation of some 140 plus individuals. We have happily coexisted with the residents of the community particularly our residential neighbours to the north, south and east of us as well as, the City of London Fire Department that once occupied the station to the south. We have expanded our facility within the past 43 years and have addressed safety concerns particularly our entrance. We see ourselves continuing to be a valued member of the community.

As Trustees, on behalf of the Highbury Avenue Gospel Hall, we wish to register our opposition to the requested amendment by the Applicant, York Development (London) Inc. for a zoning change for the said property from a Neighbourhood Facility (NF1) Zone and a Residential R1 (R1-8) Zone to a Restricted Service Commercial (RSC1/RSC4) Zone.

First, we register our objection to the special zoning provisions that are being requested by the Applicant, namely a reduction in:

1. The minimum required interior side yard depth;
2. The minimum number of parking spaces;
3. The minimum depth between the parking area and the ultimate road allowance;  
and
4. The minimum separation distance from the edge of the drive-through lane to the abutting non-commercial uses.

Safe entering and exiting of our property is of great concern. Consideration must be considered by the City for safe sight lines while exiting our property. Conditions will be exacerbated further should widening of Highbury occur combined with the application for reduction in depth between the parking area and the ultimate road allowance limit. Safety should be an overriding concern considering vehicles that enter the commercial corridor from the west side of Highbury Ave too.

These reductions are being requested to facilitate a development that should be on a larger piece of property to meet Restricted Service Commercial Zone criteria. Permitting these reductions will effectively push the development and the drive through lanes tight to our property limits.

The above provisions are asking for “across the board” concessions to zoning controls which should not be included given the factors/challenges presented. In particular, it is seniors and families (with children) which occupy our property. The zoning and site planning processes should address these concerns in a more complete way than what is being proposed by the Applicant.

Second we object to the zoning change and impact that such changes will have should the zoning change to RSC1/RSC4. We have reviewed the potential uses and find some in direct conflict with our property’s use. We see increased traffic flow occurring, environmental concerns with deleterious substances associated with potential uses, which could impact our property, nuisance impacts (garbage, noise, smell, graffiti, overflow parking on our property etc.)

The zoning and site planning processes should address our concerns in a more complete way than what is being proposed by the Applicant. We request clarification from the City as to whether site plan control could be used to address some of the concerns.

Lastly, as neighbours to the adjoining property, we were not aware that the property was for public sale and therefore unable to put forward any interest that we may have had in the property at 1192 Highbury Avenue N.

We wish to be notified of the adoption or refusal of the Applicant's request.

Sincerely,



Merv Bell, Trustee



Rob Gratton, Trustee



David Derksen, Trustee



Ross Parker, Trustee



Stephen Stainton, Trustee



Ken Banks, Trustee



Philip Lampkin, Trustee

Cc Mo Salih (by email [msalih@london.ca](mailto:msalih@london.ca))