





City of London Planning Committee

In October 2014 all 15 Council Members (including Mayor at the time) turn down a Zoning Request for a 30-Storey Building with the following comment.

"the application by the Corporation of the County of Middlesex relating to the property located at 50 King Street BE REFERRED back to Civic Administration for further review and work and <u>discussion</u> <u>with the area residents and the applicant</u>, and to incorporate additional details into the application, with a report back at a future meeting of the Planning and Environment Committee".

The County of Middlesex did not have any discussions with the residents, and we would like to know why this did not happen, as this was the direction from the previous Council.



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October 2014 Request

30-Stories Mixed-use building that would include:

200 residential dwelling units; 4,500 sq. metres of commercial/retail 16,000 sq. metres of office space;

16,000 sq. metres of office space 375 parking spaces

2015 Request

28-Storey Mixed-use building that which would include:

152 residential units (approximately) 2,160m2 of commercial/retail space 10,125m2 of office space.

188 parking space

TV/Radio Interview on December 9th 2015, Bill Rayburn CAO Middlesex County is quoted as saying, **"We are not clear yet what the final building would look like, and that will not be done until we know who our partners are..."**



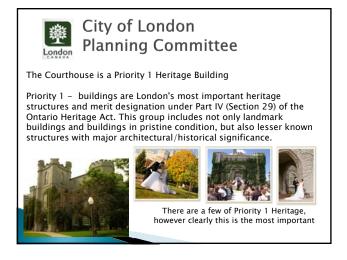


City of London Planning Committee

LACH is Still Waiting for <u>Heritage Impact Assessment</u> (PAGE 9 on Planning Recommendation)

"The London Advisory Committee on Heritage (LACH) reviewed and received a Notice dated June 18, 2014, from B. Turcotte, Senior Planner, with respect to an application submitted by The Corporation of the County of Middlesex relating to the property located at 50 King Street. The LACH expressed concern about the impact of the proposed amendment on Heritage buildings within and surrounding the site, recognizing that the site falls within the Downtown Heritage Conservation District and near the Forks of the Thames; it being noted that the LACH looks forward to receiving the Heritage Impact Assessment for this area".

We are wondering why the London Planning Dept allowed the County to submit another similar request without providing a Heritage Impact Assessment as this is still outstanding from the last request.









Public Parks in the Immediate Area Include:

Ivey Park The Children's Waterpark Walter J. Blackburn Memorial Fountain (\$450,000 Donation) The Forks of the Thames Beautification Project Labour Memorial Park The Canadian Heritage River System Harris Park The City Bike Path



Comments from Leadership

Mayor Matt Brown

"We can do better, we need reinvest in our riverfront we need to imagine what it can be"

Martha Power - London Foundation President

"Then have done study that shows for every \$1 invested in the River Revitalization there's a \$30 spin off.

"This isn't something that is going on a shelf, this is going to happen"



City of London City of Longe... Planning Committee

What we are asking is:

- 1) That the Planning Committee uses their leadership and turned down the zoning request, and acknowledge the current zoning is sufficient, and should not be changed.
- 2) The Back to the River project has the Support of the Thames Valley Conservation Area, London Community Foundation and the City of London. We ask the Planning Committee to recognize the amount of work and investment has been put into this project, and provide the necessary support to ensure success.