

TELEPHONE RESPONSES

FILE NO. Z-8625

APPLICANT: City

DATE & TIME	NAME & ADDRESS PHONE #	COMMENTS
June 28, 2016	Mr & Mrs. Oliamyk 405 Waterloo St. (Drewlo Towers) [REDACTED]	- how late will this go! - every night?
June 28, 2016	Jim Douglas 363 Colborne St. (at Unit 2301 York) [REDACTED]	- map too small - up to 11pm the music is fine - base is the problem - shake windows - 1-2 nights - event across from Convention Centre
June 16, 2016	Anna Maria Valastro	- Ceeps and Barking Frog a problem - noise at 1am and after when bars close
June 28, 2016	Stephanie Sykes C [REDACTED]	Q - other than ZBA do the 11pm curfew and db still apply?
	Louise Simmons 7 Picton Street	- temporary becomes permanent - Victoria Park - Sunfest a problem - noise detrimental to health - lived here 30 years - what kind of people do we want living Downtown?
		- paid \$2000 for a hotel in Downtown Toronto because of noise - Downtown is just drugs, sex shops and bars. - base - only noise.
	Graham Gerkin 559 Piccadilly (behind former OXBOX) C - [REDACTED]	- wishes us luck - supports the amendment - City should be more vibrant
	Ross Daily Kings Court condos [REDACTED]	- supports the amendment but hours and volume is a concern - faces south
	Mark Sodham [REDACTED]	- just wanted to understand proposal - no comment either way
	Kate Albart [REDACTED]	Will e-mail comments
	Paul Woodford [REDACTED] - lives near Richmond / Oxford near Waterloo	- base beats - environmental conditions make it worse - Ceeps not a problem - lived here 12 years

TELEPHONE RESPONSES

FILE NO. Z-8625

APPLICANT: City

DATE & TIME	NAME & ADDRESS PHONE #	COMMENTS
	Jim Harcourt [REDACTED] - [REDACTED]	-wants to speak July 18th
July 6, 2016	Carolyn Smith [REDACTED] - [REDACTED] St. James Street	-support the amendment -City should be more exciting and vibrant
"	Richard Mitchell [REDACTED] - [REDACTED] Kensington Ave	Cowboys - amplified music/live band till 1:30 am last few weekend
July 7, 2016	Linda Munn [REDACTED] - [REDACTED] 37 Wilson St.	-in favour of anything to improve Downtown but noise should be capped at 90db.

Parker, Charles

From: Susan Scott <~~susan.scott@rogers.com~~>
Sent: Wednesday, July 13, 2016 6:25 PM
To: Parker, Charles
Subject: Zoning By-Law Amendment Z-8625

Dear Mr. Parker:

I have lived in the downtown area for 30 years in four different locations. Obviously, I love living downtown and I understand that part of doing so is that it will be noisier than living in the suburbs.

The current by-laws strike a reasonable balance between the needs of residents living downtown and visitors enjoying the music, outdoor patios, festivals, etc. I am therefore strongly opposed to allowing amplified music and dancing on outdoor patios be it on a temporary basis or otherwise.

If City Hall truly wants to encourage more residents to live in the core, then it is going to have to respect and protect those residents' ability to enjoy their property. If the music gets louder, the festivals longer, and the outdoor patios noisier than they already are, you will start losing long-term residents.

Yours sincerely,

Susan Scott

Parker, Charles

From: Susan Smedley ~~susansmedley@hotmail.com~~
Sent: Wednesday, July 13, 2016 2:06 PM
To: Parker, Charles
Subject: FW: Amendment to Zoning By-Law Z-1 (Z-8625)

Good afternoon Mr. Parker,

I am sharing with you a copy of the email I just sent to our Ward 13 Councillor Tanya Park to express my concern and lack of support for the proposed amendment to Zoning By-law amendment that would allow amplified music and dancing on outdoor patios downtown for the period of August 1 – September 30, 2016.

As per the Notice of Public Meeting we recently received, this written submission would entitle me to take part in an appeal should the Council of the City of London adopt said amendment.

I also understand that this communication may be available to the public but do ask that my address remain confidential for privacy and safety reasons.

With thanks and kind regards,
Susan Smedley

From: ~~susansmedley@hotmail.com~~
To: tpark@london.ca
Subject: Amendment to Zoning By-Law Z-1
Date: Wed, 13 Jul 2016 12:33:45 -0400

Good afternoon Ms. Park,

I am writing to express my concern over the proposed Zoning By-law amendment that would allow amplified music and dancing on outdoor patios downtown for the period of August 1 – September 30, 2016.

As a downtown resident who wholly supports business and culture in the core, I am against this proposed amendment for a number of reasons:

- The terms of the amendment are too loosely worded, which implies that the music and dancing may be unrestricted:
 - » The City has not been clear regarding the hours this music and dancing would be allowed
 - » No definition of “amplified” has been provided so we cannot assess the level of noise to which we would be subjected
 - » There is no mention of any restrictions on the concentration of patios offering music and dancing at any given time
 - » It is unclear how the bars and restaurants will be monitored and held accountable for upholding any imposed restrictions – who will oversee this and what are the implications for non-compliance?
- Furthermore, this amendment coincides with the return of university and college students which, in itself, brings additional unwanted late night noise in the downtown streets

- If this temporary amendment is passed, there is no doubt that the City will move to expand the terms of the amendment going forward to permanently allow “amplified” music and dancing all summer long

Living downtown, we fully accept that “city” noises are part of the experience and openly embrace occasional activities and concerts in the park, but these should continue to be exceptions and not become the rule. And, despite paying high property taxes (vs. other municipalities) for condo living downtown, the City continues to make other decisions that do not take into consideration the well-being of its residents in the core. In fact, we are consistently disturbed and inconvenienced by City projects that are not subject to noise by-laws because we live on a “major through-fare”:

- Road works that include jack hammering and machine work at all hours of the night, painting crosswalks with noisy machines starting at 11:00 p.m., watering street plants on noisy tractors after midnight, etc.
- Noisy garbage trucks showing up in our complex for pick-up well before 7:00 a.m. on weekdays
- Special events that allow noise before 9:00 on Sunday mornings – fundraising events in Victoria Park with loud music and people on megaphones, the Play On hockey tournament that has whistles blowing and hockey sticks slapping on the streets right underneath our bedroom window, etc.

Ultimately, for those of us who choose to live downtown the City does not prioritize our right to quality of life in our “homes”, so I decline support for this application.

With regards,
Susan Smedley
460 Wellington Street
London, ON

Parker, Charles

From: Lila Neumann <lila.neumann@gmail.com>
Sent: Wednesday, July 13, 2016 10:42 PM
To: Parker, Charles
Subject: Z-8625 Entertainment District

Hi Chuck,

I live at 24 Regina St, just north of downtown. While I support the idea of the entertainment district, there are a few concerns and questions I want to raise:

- elevated patios carry sound further - will they have different rules?
- how would noise blend between venues be avoided, near venues and also a few blocks away
- what would be the dB limit and time window?
- how would a dB limit be effectively enforced, especially later after midnight?
- scope of entertainment -from what I've read, technically an outdoor dance club roof top patio would be allowed?
- has excluding Richmond Row been considered, one to drive more investment and people into downtown where it is needed, and also two, as Richmond Row is in a more suburban area of downtown?

Thanks!

-Lila

City of London, Planning Services
Attn: Chuck Parker

136 Albert St., Ldn.
Apd. 609
Mon. July 11, 2016.

Dear Sir,

I am writing to express my concerns, and those of fellow tenants, about the proposal to allow amplified music and dancing on outdoor patios August through September.

Our rent-g geared-to-income apartment building is in the downtown core. While tenants cannot afford core benefits such as restaurants, clubs or entertainment at The Barb, we do benefit from access to services, churches, bus routes, and being able to walk (versus drive) to many locations.

A number of tenants in our building work long hours at various jobs. Some tenants are students, who also work. Some are volunteers. Other tenants suffer from physical or mental health problems, including injuries, depression, and anxiety disorders. All need a decent night's sleep.

There is already an extra layer of noise stress added to our daily lives in the core: lots of traffic, sirens, construction work, leaf blowers, festivals, etc. And plenty of nightclub activity. We are damaged by the proposal of these establishments to increase noise levels further.

Now especially, with student population (and to increase) in the core, we fear that our lives will be of secondary importance at best.

Sincerely,
Murdana Sangster

CITY OF LONDON
PLANNING SERVICES

RECEIVED JUL 12 2016

FILE NO. 2-8625
REFERRED TO
SUBSEQUENT REFERRALS CP
 FOR ACTION
 FOR INFORMATION
 FOR REPORT
 FILE
 B.F.
 OTHER

~~██████████~~

~~Murdana Sangster~~

Parker, Charles

From: Stephanie Sykes <~~stephanie.sykes@sympatico.ca~~>
Sent: Monday, July 11, 2016 3:12 PM
To: Parker, Charles
Subject: Z 8625

Hi Chuck;

I recently received the Notice of Public Meeting regarding this by law amendment to "temporarily remove the application of the regulations ... to allow amplified music and dancing on outdoor patios within the defined areas from August 1, 2016 until September 30, 2016."

Thanks by the way for helping me better understand the process.

I'm a permanent resident of and homeowner in the contiguous area and wish to voice my opposition to this amendment:

- Amplified music will carry to contiguous residential properties and will unnecessarily destroy the peace and quiet of this relatively quiet neighborhood;
- I understand that volumes and hours will still be regulated under other by-laws; but that is not sufficient in my view;
- In summer, we enjoy our outdoor spaces during family evening hours and amending this by law would represent an inappropriate and unwelcomed intrusion during those early evening hours. I don't believe this is an important or worthwhile amendment to consider.

Sincerely,

Stephanie Sykes

Stephanie Sykes

**27 Yale Street
LONDON Ontario N6A 3Y3**
e-mail: ~~stephanie.sykes@sympatico.ca~~

This communication and any attachments transmitted with it are confidential and intended solely for the use of the individual or entity to whom it is addressed. If you are not the intended recipient, please delete this message and notify the sender by return e-mail.

Please note that I might have written this email at a time outside of your normal working hours because it was convenient for me to do so. If a Reply is required, I do not expect, nor do I wish for you to reply outside of your normal working hours.

Parker, Charles

From: Patricia Skidmore-Skuce <[REDACTED]>
Sent: Sunday, July 10, 2016 7:33 PM
To: Parker, Charles; Park, Tanya
Subject: opinion re Z-8625 --removal of reg.s to allow amplified music

City of London Planning Services
London, ON :

Attention Chuck Parker
Attention Ward 13 Councillor Tanya Park

As a downtown resident, I urge the City to maintain current regulations and NOT allow amplified music in the Downtown Business Improvement Area as is currently to be considered by amendment to Section 4.18.5 of Zoning By-law Z-1. .

If Council intends to draw more permanent residents to residing in downtown London, noise abatement must be a primary objective.

Currently, occasional loud public celebrations are tolerated by those whose peace is ignored, although events such as Rock the Park and Sunfest are disruptive and often unpleasant for the thousands who have chosen to live downtown but have no interest in these particular events. I am certain that an increase in outdoor noise in every neighborhood will drive residents to move away.

To facilitate the use of outdoor amplification for music and dancing will seriously impugn the ability of residents to enjoy quiet and peaceful possession of their residences.

Certainly, acoustic music without amplification is sufficient to entertain those who wish to chat, socialize or dance on outdoor patios downtown. Amplified music belongs in enclosed spaces only. Just as citizens may not leave litter and pet waste outdoors, or force smoke on others, the city should restrict noise pollution in any form. Certainly it should not be increased by patio owners and managers or musicians. Everyone needs to be considerate of those with whom they share downtown space.

Thank you for considering my submission on this matter. Fourteen years of experience as a downtown resident convince me that outdoor noise here is already troublesome and should be further reduced, not allowed to increase.

Patricia Skidmore-Skuce

Parker, Charles

From: Louise White <louise.white@gmail.com>
Sent: Thursday, July 07, 2016 3:19 PM
To: Parker, Charles; Park, Tanya
Subject: Z-8625 By-law amendment

Dear Tanya and chuck.

As a long time resident of downtown, I am concerned about the temporary removal of the zoning bylaw regarding amplified music and dancing on outdoor patios.

Downtown is establishing many more residential building in the downtown area and a balance must be maintained between citizen's needs to obtain rest at night and the commercial interests that will gain from

the relaxing/ removal of the existing by-law.

Louder music can not be equated with quality and very amplified music, is a health issue.

Please consider case by case applications., as this allows closer scrutiny, advance notice and quicker response , should problems develop.

I prefer an 11:00pm curfew such as was in effect at the Canada Day celebration at Harris park. This respected the needs of the condo owners close to the park.

In addition, the increase need for policing (due to noise complaints and mischief) and costs associated with this, should be monitored .

Thank you

Note: Any of my written remarks may be utilized freely.

Louise White

133 Central Ave

London, ON

N6A 1MG

Parker, Charles

From: Paul Gerard Woodford [mailto:woodford@...]
Sent: Tuesday, July 05, 2016 9:51 AM
To: Parker, Charles
Cc: Park, Tanya
Subject: Zoning by-law amendment proposal Z-8625

Hi Chuck and Tanya,

I'm writing to register my grave concern about the proposed bylaw amendment to allow amplified music and dancing on outdoor patios on Richmond Row and surrounding area. My wife and I live at 606 Waterloo Street, just outside the border of the Downtown Business improvement Area, and for all the years we've lived in this we've had to contend with student parties with incredibly loud music, and with total disregard from those students of our right to enjoyment of our own property. After much lobbying by my neighbours (on Hyman and Central Streets especially) and I we managed to effect a stronger police response to this excessive noise (for that's what it is to us), including tickets for repeat offenders, which we have appreciated very much. Sunfest has not been a problem, because just far enough away and the sound levels are monitored to ensure that they are not excessive. Sunfest also concludes at a reasonable hour in the night. Sunfest is a joy to us. But the prospect of outdoor patio dance music (especially on elevated patios) is fearsome because bound to be excessive and going well into the night, and because the bass beats of electronic dance music travel very far, even through the walls of houses, as we've learned from bitter experience. We have contributed a lot to the downtown economy since we moved here about 13-14 years ago, but we're tired of having to defend our right to enjoy our own property free from those who don't care about their sonic environments and how they impact others, and so proposals like this make us think very seriously about moving out of the downtown. We therefore ask that this proposal to allow dance music on outdoor patios to be rejected, unless perhaps restricted to the immediate area around the Covent Garden Market, where there is no family housing. Respectfully,

Paul Woodford & Jill Ball
606 Waterloo Street

Parker, Charles

From: pattripp@...
Sent: Tuesday, July 05, 2016 3:12 PM
To: Parker, Charles; Park, Tanya
Subject: Z-8625 Music and dancing on outdoor patios

I am a downtown resident and value living here. Any reduction in the zoning by-law to allow for increased music(noise) downtown would be detrimental to the joys of downtown living, and in the long-term, counter-productive of efforts to increase the number of downtown residents. I oppose the attempt to allow greater amplified music downtown in August and September.

Pat Tripp
Suite 405, 7 Picton St
London N6B 3N7

Zoning By-Law amendment Section 4.18.5 of Zoning By-law Z-1 Reference Z-8625

I telephoned Chuck Parker stating my concern about the noise level from the amplified music. Mr. Parker informed me that this issue must be handled by a different department. This amendment application is short sighted since it does not address the effects along with the purpose.

We believe the purpose of the Zoning By-law amendment is clear – to allow restaurants and bar owners the ability to replace lost income from the banning of smoking in outdoor patios and coincidentally covers the period of new and returning university and college students.

The effect of the Zoning By-law amendment has **NOT** been addressed and that is the noise, the hours, and the number of days in the 7 day week from August 1 – September 30, 2016.

We already endure noise along Dundas St. between Wellington and Adelaide from:

- 1) Young rowdy bar customers yelling for no apparent reason other than because at all hours
- 2) Motorcycle riders who rev their engines so the noise can reverberate between the high rise buildings
- 3) Sirens from EMS, Fire trucks and police stations located within our area – which is understandable and accepted.
- 4) The Railway crossing bells as well as the night time trains repositioning hookup noise

The effects of this amendment impact:

the *safety* of the neighbourhoods surrounding the designated areas
the *comfort level* of residents wanting to enjoy the night air with open windows instead of using their A/C
the *tax paying residents* who may have to endure an increase in siren noise due to potential police calls
the *environment* that suffers from increased car exhaust as more and more people drive to these venues
the patios that do not have sufficient *space* for dancing could lead to increased public sidewalk crowding
the *cleanup* that may be needed in the surrounding areas resulting in increased city budget expenditures

The residents in the Downtown area of London Ward 13 are being unfairly treated and are not acknowledged for their inclusion in making the city more attractive. Students do not enhance the economy as they have no vested interest in the businesses or surrounding neighbourhoods. They move on.

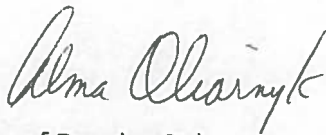
We have a good mix of young professional people, health care workers, international students, seniors and young families with children living in Ward 13 buildings who will NOT be the ones dancing and listening to the amplified music produced on these patios.

Please include this submission and present our concerns about the Zoning By-law amendment to temporarily allow amplified music and dancing and increased outdoor patio activity at the meeting Monday, July 18, 2016.

Sincerely



Alma and Bill Oliarnyk



809 - 405 Waterloo St. (corner of Dundas St.)

Located in the Downtown Business Improvement Area

DELIVERED BY HAND

Mon. **CITY OF LONDON**
PLANNING SERVICES
July 4, 2016

RECEIVED JUL - 4 2016

FILE NO _____
REFERRED TO _____
SUBSEQUENT APPROVAL _____

Parker, Charles

From: Nicholson, Janet
Sent: Monday, July 04, 2016 10:35 AM
To: Parker, Charles
Subject: FW: Chuck Parker Re: Z-8625

Morning Chuck
This came in through the WEB portal
Thank You



Janet Nicholson
Customer Service Representative
Planning Services
City of London

206 Dundas Street, London, Ontario N6A 1G7
P: 519.661.4980 | Fax: 519.661-5397
jnichols@london.ca | www.london.ca

From: Aaron K McBride [mailto:aaronkmcbride@gmail.com]
Sent: Sunday, July 03, 2016 9:06 PM
To: Planning
Subject: Att: Chuck Parker Re: Z-8625

I recently received a notice of public meeting. The notice said that an email was an appropriate way of responding to the Planning Services; however, no email was given on the written notice. I found this email myself.

Furthermore, <http://www.london.ca/business/Planning-Development/current-topics/Pages/Music-Ent-Dists> is not a valid web address.

Finally, the "Purpose and Effect" is one long run-on sentence that is ambiguous. It could either mean that the proposal repeals zoning laws in order to allow patio music, or it could mean that it repeals zoning laws that in fact permit patio music. It depends on how you attach the word "to".

So, I looked up the by-law myself to figure out which parsing of the sentence is correct. Here is my response:

In this case, I am in favor of the removal of By-law 4.18.5 due to the fact that downtown needs all the help it can get.

Aaron K. McBride
105-695 Talbot St.

Parker, Charles

From: Jarod Parlee <jarod.parlee@gmail.com>
Sent: Saturday, July 02, 2016 4:18 PM
To: Parker, Charles
Subject: Quick Email in Support of Zoning By-law Z-1

Hi Chuck, I received a note at my residence last week regarding the expanded hours for amplified live music in my neighbourhood and I am in full support of this measure. As a downtown resident, I believe that encouraging fun cultural events in our neighbourhood is crucial to modernizing our city's overly conservative reputation.

Thanks for considering this amendment,

Sincerely,

Jarod Parlee
3-565 Colborne St.
(519) 888-8888

Parker, Charles

From: Kate Albert <[REDACTED]@[REDACTED].com>
Sent: Thursday, June 30, 2016 1:39 PM
To: Parker, Charles
Subject: Zoning By-Law Amendment "Z-8625"

Hello - I oppose this amendment as there is already too much noise,garbage, vandalism, etc. associated with the bars in downtown London. This city should be known as world class for its stellar education and research facilities, restoring and renewing heritage neighbourhoods, re-planting native species plants and trees, promoting the arts (orchestra, theatre, museums), supporting small and medium businesses, and cleaning up/preventing pollution. The current move toward increasing the number of residential units in the downtown is very positive and will have excellent returns for many decades. Most people need to sleep at night - in fact current medical research points to a lack of sleep as a factor in many illnesses. The City can't have it both ways: either we will bow to the demands of current interests or we will look to the needs/preferences of the majority of our citizens. If the wrong decision is made and the amendment goes through then the hours permitted should be strictly limited to Thursday - Saturday until 11 p.m. Thank you for your attention - Kate Albert 819-170 Kent Street N6A 1L4 [REDACTED]

Parker, Charles

From: Dylan Caldwell <dylan.caldwell@cityofchicago.gov>
Sent: Wednesday, June 29, 2016 10:11 PM
To: Parker, Charles
Subject: Music, Entertainment and Culture District Study

Dear Mr. Parker,

I received a notice in the mail today regarding the proposed zoning by-law amendment to allow music on outdoor patios in the summer months, and it would seem you are the person to contact for further information on the issue. I'm all for outdoor music, because that's awesome and good for the city, but I live within the proposed area downtown and already find it quite noisy at night. I'm wondering what sorts of hours this new proposal involves? I can't imagine it'll be a 24/7 free for all.

Thanks in advance for taking the time to respond.

Dylan Caldwell

Parker, Charles

From: Spencer Sandor ~~spencersandor@gmail.com~~
Sent: Wednesday, June 29, 2016 6:21 PM
To: Parker, Charles
Cc: Park, Tanya; Helmer, Jesse
Subject: Z-8625 Submission
Attachments: Z-8625 Submission.pdf

Hello Mr. Parker,

I am writing to submit written comments on the proposed zoning bylaw amendment to allow amplified music and dancing on outdoor patios from August to September.

I have attached a letter that includes my thoughts as a resident of the downtown neighbourhood and have taken the liberty of copying Councillors Park and Helmer on this submission.

Thank you very much for the opportunity to provide comments on this proposal.

Kind regards,
Spencer

Spencer A. Sandor, MPA

~~spencersandor@gmail.com~~
~~@spencersandor~~

June 29, 2016

Mr. Chuck Parker
City of London, Planning Services
By email only to cparker@london.ca

Dear Mr. Parker,

I am writing to provide input on the proposed Culture Office Amendment to allow amplified music and dancing on outdoor patios on a temporary basis within Downton BIA and Old East CIP (Z-8625).

The presence of a vibrant atmosphere is one reason why residents choose to live in the downtown neighbourhood. The proposed amendment has the potential to increase this vibrancy and draw more foot traffic and business downtown. It also has the potential to increase noise and impact residents.

With this in mind, it is important that when considering this amendment, Council and municipal staff not frame this proposal as residents versus patio operators, but rather as a matter of striking the right balance that will improve entertainment and culture opportunities while making sure the downtown neighbourhood remains a great place to live.

The City of London already has a noise bylaw that prohibits amplified sounds above 90 decibels and limits sound to the hours of 9:00 am and 11:00 pm. In cases such as the upcoming Country Music Week, exemptions are granted to these restrictions where there is significant benefit to the city.

Because there is already a bylaw in place regulating noise, the additional restrictions on outdoor patios are unnecessary and I support their removal during the summer months. Allowing music and dancing on patios but requiring businesses operating patios to adhere to the existing noise bylaws strikes a reasonable balance that will expand the entertainment opportunities in the downtown neighbourhood while still respecting the needs of residents to enjoy their homes.

It is important that exemptions to the noise bylaw continue to be made on a case-by-case basis. A blanket extension of the decibel limit or time of day restrictions will result in increased noise on a regular basis and reduce the ability of downtown residents to enjoy their homes. Residents of the downtown neighbourhood recognize the need to make exceptions for significant cultural and entertainment opportunities that benefit the city. However, increased sound is not necessary on a day-to-day basis.

Thank you for the opportunity to provide feedback on this proposal.

Kind regards,



Spencer Sandor
Downtown Neighbourhood Resident

Copied by email to:
Councillor Tanya Park
Councillor Jesse Helmer

Parker, Charles

From: Joe Sadowski jsadowski@rogers.com
Sent: Monday, June 27, 2016 2:28 PM
To: Park, Tanya; Parker, Charles
Cc: Wellington Park
Subject: Zoning By-Law Amendment Section 4.18.5 of Zoning By-law Z-1

Dear Ms Park and Mr. Parker;

We are residents of 250 Pall Mall St. and strongly oppose the proposed zoning by-law amendment Section 4.18.5 of Zoning By-law Z-1. As of today we hear music from patios (Barney's and Jack Astor's) until 2am during the summer evenings. This noise is bearable with our windows closed and a "white noise" mechanism operating. We believe the proposed changes would only lead to an amplification of this noise and make sleeping impossible.

We would be in favour of "special occasion" exemptions being granted for "one of" events.

Thank-you
Joe and Veronica Sadowski
Unit 1304 Pall Mall St.
London ON
N6A 6K3