

Pol Associates Inc
Land Use Planning Consultants
94 Rollingwood Circle
London ON N6G 1P7

August 19, 2016

City of London Planning and Development Department
Mr. Brian Turcotte, Senior Planner
206 Dundas Street
London Ontario
N6A 1H3

Dear Mr. Turcotte,

RE: Z-8616 Zoning By-law Amendment for 66 Byron Avenue East to recognize the existing converted four unit dwelling and permit a single detached dwelling Euclid Ave.

Further to a review of the Planning Staff Report dated August 22, 2016, the most significant difference to the application is a reduction in dwelling units from 4 to 3 at 66 Byron Avenue. This reduction will not reduce the land use intensity because the building area and number of bedrooms will remain at six bedrooms. If a dwelling unit is removed the space will be integrated into an existing unit. Effectively, the loss of one unit will see a rent increase for the larger unit becoming less affordable and the loss of an existing affordable one bedroom unit. Existing rent for the one bedroom is 17% less than the London market average of \$781 per month (October 2016).

We are seeking revisions to the draft by-law to retain the existing affordable apartment units in keeping with the Provincial Policy Statement 1.4.3 e) to minimize housing cost and the City of London Official Plan policy 12.1 iv) encouraging the provision of affordable housing. This request is to maintain two 1 bedroom units and two 2 bedroom units for a maximum of 6 bedrooms at 66 Byron Avenue and a maximum of 3 bedrooms in the single detached dwelling on Euclid Avenue. The parking layout needs to recognize the potential of four spaces with two spaces in tandem at 66 Bryon Avenue. Effectively the permitted number of bedrooms will be limited to 9 bedrooms for both lots as follows:

R2-2(*) 66 Byron Avenue Existing Converted Four Unit Dwelling:

- Permit a maximum number of 6 existing bedrooms in the converted dwelling
- Permit a maximum of 4 existing dwelling units in place of 3
- Permit a maximum of two tandem parking spaces for four units or permit a maximum of three spaces

R2-2(*) Euclid Avenue Single Detached Dwelling:

- Permit a maximum of 3 bedrooms in place of 5 in the single detached dwelling

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These revisions will retain the existing character of the neighbourhood and the existing dwelling units in keeping with the City of London Official Plan and PPS 2014 for affordable housing. The applicant supports the recommended single detached dwelling and lot on Euclid Avenue.

Please call if you have any questions.

Regards,

A handwritten signature in black ink that reads "William Pol". The signature is written in a cursive, flowing style.

William Pol, MCIP, RPP

Principal Planner
Pol Associates Inc.
P. 519-933-5152
E. wpolassociates@gmail.com

cc. Via e-mail Councillor Phil Squire Chair Planning and Environment Committee
Secretary Planning and Environment Committee
Michael Tomazincic Manager Current Planning
Doug Lansink, applicant