

Colborne Street United Church

"Uniting in Lighting the Way"
711 Colborne Street (at Piccadilly)
London, ON N6A 3Z4
519-432-4552

Chair Tanya Park
Planning and Environment Committee
City of London, City Hall
300 Dufferin Avenue
P.O. Box 5035
London, Ontario
N6A 4L9

RECEIVED
JUL 07 2017

June 29, 2017

Re: Secondary Suites policies and zoning regulations to be considered on July 17th, 2017. .. and a request by the Colborne Street United Church at 709-711 Colborne Street at Piccadilly Street – southwest corner.

Dear Chair Park and Members of the PEC:

Colborne Street United Church owns a manse at #709 Colborne Street which is undergoing major heritage renovations, approximating \$300,000.

Since being established in 1853, for 164 years Colborne Street Methodist and then United Church, has continued to make a significant contribution to the neighbourhood, the City and beyond. In addition to providing a place of worship and programming for all ages, we are also a gathering place for the community.

Our local outreach work includes refugee hosting and sponsorship, providing meals to the hungry and homeless through Northern Hospitality, supporting and volunteering at the Daily Bread Program at St. Paul's Cathedral, involvement and support with the children at Northbrae School, being a founding member of the London Inner City Faith Team and The Youth Action Centre, to name but a few.

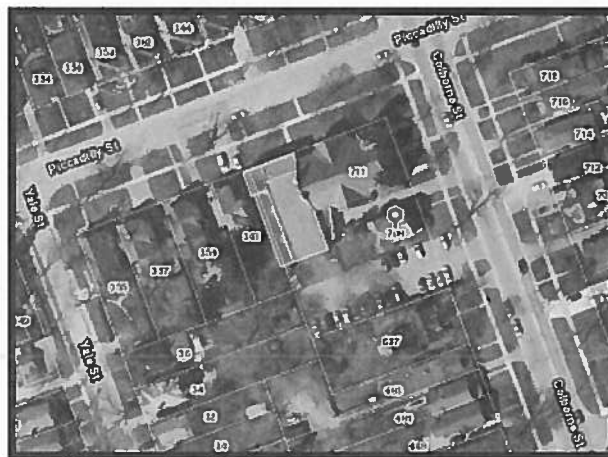
Throughout the years, we have tried to serve our congregation and community in a caring and responsible way, just as we are endeavouring to do at the present time with the best use of our manse. In keeping with the nature of the neighbourhood, we wanted to preserve the exterior façade of the building and be respectful of the residential nature of the area. We have no intention of creating student housing, but rather want to provide accommodation for folk who would become part of the neighbourhood.



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The Church is relying on converting it to two dwelling units (one in each storey within the existing building) in order to increase economic feasibility – although payback will still be a long term endeavour. The Church is counting on the Secondary Suites initiative to permit the second unit – albeit a secondary suite. It should be noted that the surrounding Piccadilly neighbourhood is zoned Residential R2-2.



The Colborne Street United Church property is within the NEAR CAMPUS NEIGHBOURHOODS (NCN) area. We understand that the NCN area is to be restricted from having secondary suites. We understand this to be the case so as to better be able to fulfil the policy objectives of the NCN polices. The result is, however, we would not be able to have the secondary suite in the upper storey and contribute to the payback to the major heritage renovation. This creates a financial dilemma for the Church.

We have discussed this with City Staff. The options seem to be as follows:

1. Exempt the 709 manse property from the secondary suite restrictions such that a secondary suite could be permitted. This would have to be worded into the OPA for the existing Official Plan and the implementing zoning regulations;
2. Have Colborne Street United Church apply for a Zoning Bylaw Amendment to change the zoning from NEIGHBOURHOOD FACILITIES – NF to RESIDENTIAL- R2-2 in addition to maintaining the NF ZONE for the Church. This option requires an application fee of \$7000 which would create financial hardship on the Church finances in view of the \$300,000 heritage renovations that is being incurred.
3. Have Colborne Street United Church apply for a Minor Variance to increase the number of dwelling units from one to two, within the existing building, with a PEC statement of support, and to exempt the \$1000 application fee.



Colborne Street United Church would choose the option that costs the least in order to permit the secondary suite. Option 1 would have no cost. Option 2 would cost \$7000. Option 3 would cost \$1000. We understand the Committee has no obligation to choose any option. We are asking the Committee for help. We are asking the Committee for either option 1, 2 or 3. The fee exemption would be of great help and be very much appreciated. We will be in attendance to speak to the Committee on the 17th.

Thank you for your consideration.

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Respectfully,



Jim Lodge
Chair, Official Board



Michael Boucher
Chair, Board of Trustees

c.c. Rev. David Carrothers
c.c. Laverne Kirkness
c.c. Gregg Barette – Planning Division