

Stoneybrook Heights/Uplands Residents Association

Second presentation to City of London Planning Committee

RE: Tricar Proposal - 230 North Centre Rd. FILE OZ-8874

September 24, 2018

- RA does not support the amended proposed buildout.
- Scale of development is incompatible with existing development, which has been in place for 5 to 20 years.
- All development to date has respected the densities outlined into OMB decision to which our Association was a party, together w the City of London.
- The significant concerns advised to Planning Committee at the public meeting in July remain.

- With regards to Councillor Cassidy's motion directing both the Planning Dept. and Applicant meet with the community, we confirm no discussions were either attempted, arranged or held.
- It is highly unusual for our Association not to have had any discussions with either party, as this is a routine part of the City's Community Planning Process. This is of particular concern as the Landholder (Sifton Properties), City and CA accepted the Board's Order 20 years ago. Sifton respected the density and scale limitation for Block 6 which is roughly the same size of Block 7.
- It is beyond comprehension why the passed council resolution was not completed.
- The resultant amended proposal is compromised as it did not come from a comprehensive community consultation as per Council's recent direction.

Other issues of concern are:

. Insufficient visitor parking of 5 parking spots for proposed density of 230 uph. Many units will have more than one vehicle. The proximity to the university generally denotes more than 2 residents per unit. The overflow parking will be on the street parking along North Centre Rd., which is routinely filled at the moment. Overflow parking will then fall into the various retail parking lots through out the area.

. Bonusing is generally considered to provide public benefit. This does not seem to be the case in this instance. For example, bonusing is supplied because Masonville is denoted a transit hub. Masonville has always been a transit hub in the north end. In addition, bonusing is supplied in effect for BRT which will not come to fruition for at least a further 5 years. We note BRT is not a decided Council matter. This is absurd.

. Inflation this year is 3%. Any monetary proposal as noted in 4.3 under OP 2) should be adjusted for annual inflation compounded over the eventual timing of payment as it occurs, and over and above \$250,000 if this is the case. Otherwise, the real dollar value received in the future, will be less.

. Overall, bonusing provided is 48% higher than the standard 150 uph. The scale of this development does not fit in with "the surrounding building stock" aka neighbourhood (4.3 PPS). Simply put, the "strong effort to create a transition in scale" is not nearly enough, especially when one considers the substantial bonusing provided to assist w the transition. (4.3 OP).

. The comparable development of 12 stories noted on North Centre west of Richmond is 50% lower than the proposed 18 stories for Block 7 (4.4 Issue and Consideration #4 – Context).

. Within the context of the OMB Decision, with all development to date in 6 of 7 blocks meeting the OMB zoning designation, Block 7 should be developed within the same parameters. We are discussing lands north of North Centre Road.

. In particular, the water table is very high. Again, we draw a comparison to Sifton's development on Block 6 as it relates to size, scale and compatibility within Tricar's proposal on the same sized piece of land.

. Finally, we do not support any change in zoning without relative the hydro and geotechnical reports, due to issues within the entire block. If something goes wrong on Block 7, it will impact the entire quadrant.

. We remind both Planning Committee and Council, we await an explanation for the lack of discussion/meetings w both the City and the applicant, which is routine. The broader community is having a hard time understanding such a blatant "oversight".

September 21, 2018

Submitted by Gloria McGinn-McTeer

Past President, Stoneybrook Heights/Uplands Residents Association