

From: Jones/McKeating

Sent: Monday, November 12, 2018 4:04 PM

To: Turner, Stephen <sturner@london.ca>; Hopkins, Anna <ahopkins@london.ca>; Cassidy, Maureen <mcassidy@london.ca>; Helmer, Jesse <jhelmer@london.ca>; Park, Tanya <tpark@london.ca>

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Subject: Comments Regarding 131 King Street Development Proposal

Members of the PEC,

Hopefully you'll have time to review my very last-minute written comments on the above prior to today's PEC meeting. I've just concluded that I'll be unable to attend the meeting to make verbal comments. I'll be as concise as possible.

The fact that the building to be constructed would replace a surface parking lot, and not a heritage structure, is very positive.

However, I'm concerned that the price being paid to the city by the developer for 10 storeys of bonus building height is too low. The current present value of the profits to be gained from those additional 10 storeys may be in the high seven figures, or more. The cost to the developer of this additional profit appears to be the provision of 40-ish public parking spots (which will deliver yet more profit to the property owner) and a very small (\$250,000) donation towards a public art installation somewhere in the city

Section 1378 (page 371) of the London Plan states that "Type II Bonus Zoning will **require** (my emphasis) such facilities, services, or matters as: ...". Of the 11 items listed, only 1 (Public Art) is being required/requested of this development proponent.

I suggest that that city take a tougher negotiating stance and require significantly more items in that Section 1378 list before agreeing to such a significant concession in additional height.

I have quickly reviewed the July 20, 2018 from the adjacent property owners at 125-127-129 King Street. Their concerns seem substantive and most reasonable. I hope that the city requires satisfactory resolution of those concerns prior to approving any zoning change.

One final point... As a regular at the Saturday morning Covent Garden farmers' market, I am concerned to read that "The surrounding public spaces (Market Square) will have additional shadowing for a small period of time during the mornings in the spring and fall." The report should be more specific. Is a "small period of time" 5 minutes or 2 hours? I hope that the city requires further detail in this regard prior to deciding whether or not to approve any zoning change.

Regards,

Kelley McKeating
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