



**Amiraco Properties Inc.**  
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BY E-MAIL  
csaunder@london.ca

June 19, 2019

Mayor Holder: Members of City of London Council  
City of London  
300 Dufferin Avenue,  
London ON, N6A 4L9

Dear Mayor Holder and Committee Members:

**RE: Old East Village Dundas Street Corridor Secondary Plan  
496 Dundas Street, London  
Amiraco Properties Inc.  
FILE: O-8879**

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Amiraco Properties Inc. is the owner of lands addressed municipally as 496 Dundas Street, London. These lands are located within the study area of the Old East Village Dundas Street Corridor Secondary Plan.

On June 13, 2019, MHBC submitted a letter of concern respecting the proposed Secondary Plan on our behalf to the City of London Planning and Environment Committee (enclosed). As stated in this letter, we are considering a plan to redevelop these lands for a mixed-use, high-rise tower in keeping with current Official Plan and Zoning By-law permissions.

By contrast, the proposed Old East Village Dundas Street Corridor Secondary Plan designates our property for 'up to mid-rise forms', with maximum building heights limited to eight storeys. Bonusing permissions set out in the proposed Secondary Plan only apply to high-rise forms and would therefore not be applicable to our land.

As summarized in our letter, **we do not support a mid-rise building height restriction being applied to our lands as it results in a loss of development permissions relative to those established in the City's 1989 Official Plan, the new Official Plan (The London Plan) and the Zoning By-law.** We are therefore seeking additional building height permissions for this property under the proposed Secondary Plan (1) to accommodate the high-rise form being contemplated for these lands and (2) to reflect current development permissions.

In its letter to the City's Planning Division, dated June 11, 2019, MHBC proposed two potential revisions to the Secondary Plan to accommodate our development plans.

- (1) Establish a site-specific policy within the Secondary Plan to permit high-rise buildings and/or building heights in excess of eight storeys on 496 Dundas Street (notwithstanding any other policies to the contrary set out in the Secondary Plan).
- (2) Amend Schedule 3 (Permitted Heights) and any corresponding schedules or policies to identify 496 Dundas Street as a property where high-rise forms are permitted. Under this approach, it is assumed that bonusing opportunities, or a similar program to increase standard maximum building heights, would therefore be available for this property.

At the public meeting regarding the Secondary Plan held before the Planning and Environment Committee on June 17, 2019, MHBC reiterated our concerns with the proposed Secondary Plan designation and our request for further dialogue with Planning Division staff to discuss the proposed development for 496 Dundas Street. We also requested that the Committee defer its recommendation on the Secondary Plan to allow for further discussions between ourselves and City staff. The Committee did not support our request for deferral.

Given that the proposed Secondary Plan will have a significant impact on the development potential of our lands, **we respectfully request that Council defer approval of this plan, and direct it back to City staff for further analysis and review in relation to our proposal.** Alternatively, we request that, in consultation with Planning Division staff, Council amend the proposed Secondary Plan to appropriately retain high-rise permissions on our lands.

We thank you for your consideration of this request. Please contact the undersigned if you have any questions pertaining to this matter.

Yours truly,  
**Amiraco Properties Inc**



Mike Meddaoui  
President

Attachment

cc. Kerri Killen, Britt O'Hagan, Gregg Barrett and John Fleming, *City of London*  
Scott Allen, *MHBC*

June 13, 2019

Chair Anna Hopkins: Members of City of London Planning and Environment Committee  
City of London  
300 Dufferin Avenue,  
London ON, N6A 4L9

Dear Chair Hopkins and Committee Members:

**RE: Old East Village Dundas Street Corridor Secondary Plan (O-8879)**  
**496 Dundas Street, London**  
**Amiraco Properties Inc.**  
**OUR FILE: 14212'A'**

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Please find enclosed a letter recently submitted by MHBC to the City of London Planning Division regarding the draft Old East Village Dundas Street Corridor Secondary Plan and pertaining to the above-referenced property. It is noted in this letter that our client, Amiraco Properties Inc., is considering a plan to redevelop these lands for a mixed-use, high-rise tower consistent with current Official Plan and Zoning By-law permissions. It is further noted that under the proposed Secondary Plan, this property is to be designated for mid-rise development given its location on the north side of Dundas Street.

As summarized in our letter, we are not supportive of the mid-rise building height restriction being proposed for these lands as it results in a loss of development permissions relative to those established in the City's 1989 Official Plan, The new Official Plan (The London Plan) and the Zoning By-law. We are therefore seeking additional building height permissions for this property under the proposed Secondary Plan (1) to accommodate the high-rise form being contemplated for these lands and (2) to reflect current development permissions.

At this time, we are seeking an opportunity for further dialogue with Planning Division staff to discuss the proposed development for 496 Dundas Street in more detail and to explore options to address our specific concern. We therefore respectfully request that the Committee consider deferring its recommendation on the Secondary Plan until further discussions can be carried out between our client and City staff.

We thank you for your consideration of this request. Please contact the undersigned if you have any questions pertaining to this matter.

Yours truly,

**MHBC**

A handwritten signature in black ink, appearing to read "Scott Allen". The signature is fluid and cursive, with the first name "Scott" being more prominent than the last name "Allen".

Scott Allen, MA, RPP  
Partner

C *Britt O'Hagan, Gregg Barrett, John Fleming; City of London  
Mike Meddaoui, Said Meddaoui; Amiraco Properties Inc.*

*Encl.*

June 11, 2019

Kerry Killen, Senior Planner  
City Planning – Urban Regeneration  
City of London  
206 Dundas Street  
London, ON N6A 1G7

Dear Ms. Killen:

**RE: Old East Village Dundas Street Corridor Secondary Plan (O-8879)**  
**496 Dundas Street, London**  
**Amiraco Properties Inc.**  
**OUR FILE 14212'C'**

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On behalf of the Amiraco Properties Inc., owner of 496 Dundas Street, we have had the opportunity to review the consultation materials circulated by your office for the above-referenced Secondary Plan. As the owner of lands being considered for redevelopment within the defined project area, our client has a particular interest in this planning process.

At this time, we wish to provide comments for your consideration. The following discussion (1) provides a brief overview of the planning framework applicable to this property and (2) outlines our specific concerns with the development permissions proposed for these lands under the draft Secondary Plan, dated February 2019.

***Planning Context (Existing Permissions)***

City of London Official Plan (1989)

The subject lands are designated Main Street Commercial Corridor pursuant to Schedule 'A' (Land Use) of the City's 1989 Official Plan. Section 4.4.1 of this Official Plan prescribes that a variety of urban uses are permitted within this designation, including small-scale retail uses, small-scale offices and residential uses. With respect to residential permissions, it is also stated in this Section that residential densities in this designation should be consistent with those allowed for in the Multi-Family, High Density and Medium Density Residential designations. In accordance with Section 3.4.3 of this Official Plan, exclusive of bonusing, net densities in the Multi-Family, High Density Residential designation are to normally be less than 250 units/ha (100 unit/ac) for Central London (which encompasses the subject lands). There is no maximum building height permission defined for this designation.

### New City of London Official Plan (The London Plan)

This property is located in the Rapid Transit Corridor place type pursuant to Map 1 (Land Use) of the City's new Official Plan (The London Plan). Policy 837 of The London Plan states that a range of residential, retail, service, office, cultural, recreational, and institutional uses are permitted in this place type. Further, Table 9 of this Plan prescribes that the maximum building heights are normally eight storeys with 'Type 1' bonusing and up to twelve storeys with 'Type 2' bonusing. There is no maximum building residential density permission defined for this place type. It is also important to note that the permitted use and intensity policies for this place type are currently subject to appeal and are not in effect.

### City of London Zoning By-law Z.-1

A compound zoning structure is applied to these lands under the City's Zoning By-law comprised of Office Residential (OR) and Business District Commercial (BDC) components. Principally, the applicable OR Zone permits apartment buildings with small-scale office uses. Key development regulations of this zone include: a maximum residential density of 250 units/ha (consistent with the 1989 Official Plan), a site-specific maximum height permission of 46 m (approximately 15 storeys) and a maximum lot coverage of 50%.

### Old East Village Dundas Street Secondary Plan (Draft Permissions)

By contrast, Schedule 3 (Permitted Heights) of the draft Old East Village Dundas Street Corridor Secondary Plan designates this property for 'up to mid-rise forms'. Section 3.0 of the draft Secondary Plan states that a range of residential, retail, service, office, cultural uses are permitted in mid-rise forms, with maximum building heights limited to eight storeys (subject to built form policies set out in Section 3.3.3). Bonusing permissions identified in Section 3.4 of the draft Secondary Plan only apply to high-rise forms and are therefore not currently applicable to this property.

### **Commentary**

For your information, our client is considering a plan to redevelop this site for a mixed-use, high-rise tower consistent with current Official Plan and Zoning By-law permissions. The intent of this project is to promote housing choice and compact, efficient development along the Dundas Street corridor, in close proximity to: commercial, entertainment, employment and recreational uses; other high-rise forms; existing transit service; and the future Bus Rapid Transit system.

In light of these considerations, we are not supportive of the mid-rise building height restriction being proposed for these lands as it results in a loss of development permissions relative to those established in the 1989 Official Plan, The London Plan and the Zoning By-law. Accordingly, our client is seeking additional building height permissions for this property under the proposed Secondary Plan (1) to accommodate the high-rise form being contemplated for these lands and (2) to reflect current development permissions.

In our opinion, this request can be achieved through one of the following revisions to the draft Secondary Plan:

- (1) Establish a site-specific policy within the Secondary Plan to permit high-rise buildings and/or building heights in excess of eight storeys on 496 Dundas Street (notwithstanding any other policies to the contrary set out in the Secondary Plan).

- (2) Amend Schedule 3 (Permitted Heights) and any corresponding schedules or policies to identify 496 Dundas Street as a property where high-rise forms are permitted. Under this approach, it is assumed that bonusing opportunities, or a similar program to increase standard maximum building heights, would therefore be available for this property.

**In summary, we recommend that the building height permissions applicable to 496 Dundas Street be amended to permit the redevelopment of this property for a high-rise form reflective of current development permissions.**

We thank you for the opportunity to provide comments on the draft Secondary Plan. We trust that ongoing discussions and dialogue will be available to address the issue noted above. We reserve the right to raise additional issues and provide further comments on the Secondary Plan as the review process moves forward.

Yours truly,

**MHBC**



Scott Allen, MA, RPP  
Partner

C *Britt O'Hagan, Gregg Barrett, John Fleming; City of London  
Mike Meddaoui, Said Meddaoui; Amiraco Properties Inc.*