

TO: Planning and Environment Committee, City of London
FROM: Piccadilly Area Neighbourhood Association (PANA)

RE: Z-9222, 733 Wellington St.

The Piccadilly Area Neighbourhood Association (PANA) was notified by the City of London (Craig Smith) on 14 September of the Public Participation Meeting being held on 21 September 2020 regarding the zoning application for 733 Wellington Street.. The short time line for response gave us little time to alert and get feedback from residents in this area.

This building is one of many in our area focused on student rental. The Planner advises that the building currently contains 11 bedrooms: 4 in one unit and 7 in the other. This was permitted before the bedroom limitation of 3 per unit was put in place. The proposal is to convert the building from a duplex into a triplex with zoning to be changed from R2-6 to R3 Special Provision.

PANA residents have contacted us with questions and concerns. The focus of their concern is that the proposal indicates that one of the dwelling units would have 4 bedrooms when there is currently a restriction of 3 bedrooms per unit.

Residents are concerned that allowing a 4 bedroom unit would establish a precedent in this near-campus neighbourhood, where there are many buildings focused on rental to students.

Residents are also concerned with traffic flow and parking issues in this area due to a number of factors, including multiple locations of Montessori schools and daycares. NOTE: when we presented at the PEC meeting at City Hall in September 2018 regarding the Z-8921 Zoning By-law Amendment for 745 and 747 Waterloo St., we were promised a traffic study in the block bounded by Wellington, Oxford, Waterloo and Kenneth. This study has not been undertaken, to our knowledge

In addition, there have been complaints from adjacent residents and businesses regarding garbage issues including large quantities of trash strewn along the boulevards and sidewalks near 733 Wellington St.

Thank you.

Delilah Deane Cummings

Co-chair, PANA executive