

November 26, 2020

*Delivered by email*

Chair & Members of the Planning & Environment Committee  
The City of London  
PO Box 5035  
300 Dufferin Avenue  
London, Ontario  
N6A 4L9

**Re: File: OZ-9176 – Implementing Additional Residential Unit Requirements of the Planning Act**

Dear Councillor Cassidy (Chair) and Councillors: Helmer, Hopkins, Turner

I apologize that I am unable to attend the Public Participation Meeting scheduled for November 30, 2020 to hear commentary regarding this file and respectfully request that you receive and take into your considerations the comments below.

The geographic boundaries of the St. George Grosvenor Neighbourhood Association (SSGNA) are Victoria Street to the north, Waterloo Street to the east, Oxford Street to the south and the Thames River to the west.

Since its inception in 1980 the Association has continually recognized the importance of controlled development within the fabric of our community that is respectful of its residential character and historical importance within Old North London.

Of the more than 600 properties within our boundaries we have a membership of more than 120 households and on behalf of the Association and its membership I respectfully submit the following comments regarding the above noted file.

Both the Official and London Plans contain specific policies relating to lands within the St. George/Grosvenor Neighbourhood and Near Campus Neighbourhoods including:

1. That the neighbourhood will remain a predominantly low density, low-rise residential area.
2. Development shall not adversely impact the residential character of the surrounding community.
3. That built forms are harmonious in scale and character with the streetscape and contribute to the aesthetic quality of the neighbourhood.
4. That residential intensification is appropriately located in medium or high density designated locations rather than areas designated low density residential.

While we recognize the obligation of the City of London to comply with Provincial legislation, retaining the residential nature and composition of our neighbourhood and the preservation of its historical importance within Old North London could potentially be destabilized with the relaxing of Official Plan/London Plan/Zoning By-law Policies and Regulations that govern residential development within our boundaries.

SGGNA is not opposed to the creation of secondary dwelling units that address the needs of an aging community while still maintaining the residential character of the neighbourhood.

However, since 2012 changes to Official Plan Policies and Zoning By-law Regulations regarding secondary dwelling units have removed or weakened requirements that we considered important to maintaining a balance of residential uses in our neighbourhood.

# St. George Grosvenor Neighbourhood Association (SGGNA)

c/o 383 St. George Street, London ON N6A 3A9

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The more recent Provincial legislative changes to the Planning Act, ostensibly to reduce perceived "red tape" barriers to local planning approvals, will in our opinion further weaken the ability of the City and residents to control over intensification and maintain that balance of residential uses.

To ensure any residential intensification is appropriate and respectful of the heritage, historical character and values of our community SGGNA proposes that the Official Plan/London Plan/Zoning By-law include Policies and Regulations requiring that:

- In accordance with the Provincial legislation, each additional residential dwelling unit shall have one parking space that is compliant with the City of London parking by-law.
- The three bedroom limit per residential property in near campus neighbourhoods is preserved.

Retaining the current the number of bedrooms limit for near campus neighbourhoods and including a minimum parking requirement could mitigate potential residential intensification with the intent of maximizing profit without regard for the nature and character of the neighbourhood.

We appreciate the opportunity to provide comments regarding the proposed Official Plan/London Plan/ Zoning By-law amendments and trust that they will receive your due consideration in determining your recommendation to Council.

Thank you for your consideration,

Sincerely



Ken Owen  
President, St. George Grosvenor Neighbourhood Association

Copies: Councillor Phil Squire  
Executive Committee, St. George Grosvenor Neighbourhood Association