

To: Planning and Environment Committee

Re: 275-277 Piccadilly -- Application before Committee April 9, 2013

The Woodfield Community Association joins its neighbouring community in opposition to this application and urges members of the Planning and Environment Committee to follow the staff recommendation and REFUSE the application. The WCA is in favour of residential intensification in the core, but ONLY where appropriate and in keeping with the neighbourhood, and the policies outlined in the City's Official Plan. This is clearly NOT the case in the application at 275-277 Piccadilly.

The proposal would allow construction of two new apartment buildings creating a total density of 65 units per hectare on the site. The proposed new apartments will increase the number of dwelling units on the site from 9 legal non-conforming units to 11 units with a combined total bedroom count of 37.

The Piccadilly Neighbourhood Area Association is OPPOSED to this application for the following reasons, and the WCA concurs:

- The development is too dense and too intense for the neighbourhood (additional units and bedrooms)
- The height of the structures will be imposing on surrounding properties
- Increased density will exacerbate noise, traffic, and garbage issues that already exist on the site
- There are more appropriate zones in place for higher density in the area

Furthermore, Planning Staff recommend that the application BE REFUSED for the following reasons, and the WCA concurs:

- The current zoning for this area is appropriate, promotes neighbourhood stability, and allows redevelopment of residential properties in a manner which is compatible with the surrounding neighbourhood, consistent with the Provincial Policy Statement
- Opportunities for infill and intensification have already been provided in areas around the Piccadilly Neighbourhood
- The site is currently developed at a higher density than what is currently permitted by the zoning and official plan and is not considered underutilized
- The requested amendment is not consistent with the policies of the Provincial Policy Statement, 2005 which encourage efficient development and land use patterns which sustain the financial well-being of the municipality
- The requested amendment is not consistent with the Residential Intensification policies of the Official Plan
- The proposed amendment would constitute "spot" zoning, and is not considered appropriate in isolation from the surrounding neighbourhood; the site is not unique and does not have any special attributes which would warrant a site specific amendment
- The requested amendment could create opportunities for additional multiple unit residential uses and erode the residential character of the area

In addition, as noted by Planning Staff, this application is "spot" rezoning which is not appropriate in isolation from the surrounding neighbourhood, and could set a negative precedent for site-specific zoning amendments in the immediate neighbourhood as several lots of similar size or larger exist. There are many areas in the core, including Piccadilly, SOHO, and North Talbot, where such a precedent could be very negative for downtown communities.

Sincerely,

Wendy Dickinson

\*\*\*

*Wendy Dickinson  
Planning Chair  
The Woodfield Community Association*

[www.historicwoodfield.com](http://www.historicwoodfield.com)

\*\*\*

About us:

If you live in the area of London, Ontario bounded by Richmond St, Adelaide St, Queens Ave, and the CPR tracks (that cross Pall Mall), then you live in Woodfield!

The Woodfield Community Association works to maintain and improve the high quality of core area residential living to be found in Woodfield. Our mandate includes maintaining the residential character of the community, preserving heritage resources, protecting and expanding our heritage tree canopy, encouraging neighbours to shop and play where we live, and promoting social events that bring the community together.

To join the Woodfield Community Association (\$5 for 4 years, or \$50 for a lifetime membership and free copy of our book on the history of Woodfield) please drop me a line, or give me a call. We would love to meet you.

\*\*\*