



Zelinka Priamo Ltd.

LAND USE PLANNERS

March 25, 2021

sent via email

Planning and Environment Committee
The Corporation of the City of London
300 Dufferin Avenue
London, ON
N6A 4L1

**Re: Zoning By-law Amendment Application
1414 Dundas Street
London, ON**
Our File: OOP/LON/19-03

We are the planning consultants working on behalf of the Humane Society London & Middlesex ('Humane Society') for the proposed new Humane Society headquarters and kennel facility at 1414 Dundas Street (the 'subject lands').

We are generally supportive of the staff recommendation to permit the new Humane Society community hub on the subject lands. As we have provided in our submission materials, this is a highly valuable and desirable use for these lands which has already received significant public support.

However, we would like to draw the Committee's attention to one of the staff proposed special regulations which would prohibit parking between the building and the treed allée adjacent to the west of the subject lands. This special regulation is problematic to the effective execution of the proposed development and use.

The Humane Society requires a very specific site layout in order to provide effective service to its animals and to the community. One of the key requirements is the separation of public and private areas for the purpose of animal welfare and to discourage trespassing into animal care areas. This principle is achieved in the proposed site design which generally delivers required parking on the west side of the building, thereby protecting the east side for program and operation features unique to the proposed use.

As we have provided in our submission materials, a 10m landscaped buffer between the treed allée and the parking area is proposed to allow for a reasonable interpretation that the development as proposed can be viewed as consistent with policy 20.4.4.10(v)(d), which reads as follows:

"On-site surface or structured parking is not permitted between the building line and the property line adjacent to the cultural heritage landscape area."

The purpose and intent of this policy is to ensure there is no negative impact on the function and visual aesthetics of the treed allée as a result of development. The policy was written with the expectation that the forecasted land use would ideally be commercial or mixed-use buildings, with mixed-use buildings ground floor commercial and residential uses above. Such built form, or similar mixed-use variations, when oriented to the public

spaces with appropriate setbacks can, in certain circumstances, be seen as contributing to the value of the abutting public space. In this circumstance, the proposed use, while highly desirable, would not, by its design and exceptional needs, contribute to this interface as envisioned by the policy.

Given this, we have sought to affect this policy by proposing a larger landscaped area (double the minimum required at 10 metres) that will both contribute to the aesthetic of the abutting cultural heritage landscape, minimize impact, and allow for the unique needs of the proposed land use.

Given one of the largest contributing features to the abutting heritage cultural landscape is its unique landscaping, the proposal to interface with it with an enhanced landscaping feature can be viewed as appropriately responding to the spirit and intent of this policy as in effect there is seamless enhancement of the space with no parking directly adjacent the allée.

Given the above, we would urge the Committee to endorse this interpretation and direct staff to amend the proposed zoning to remove the special provision prohibiting parking between the building and the treed allée as the solution proposed is both consistent with the London Psychiatric Hospital Secondary Plan and responsive to the unique needs of the Humane Society.

If you have any questions, or require further information, please do not hesitate to call.

Yours very truly,

ZELINKA PRIAMO LTD.



Mathew Campbell, BA, CPT
Senior Planner

cc. Steve Ryall, Humane Society London & Middlesex